BIOLOGICAL LETTER REPORT
FOR

NEUMANN MINOR SUBDIVISION
TPM 20962
ER 05-09-021

PREPARED FOR:

County of San Diego
Department of Planning and Land Use
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1.0 SUMMARY OF FINDINGS

The proposed project is a minor subdivision of 43.59 gross acre parcel into four parcels ranging from 18.2 to 5.0 gross acres. The project site contains existing houses and outbuildings. The proposed project is located in the east community of Ramona. The project area is, just north of Highway 78 on Ramona View Drive and is accessible from this intersection. The site is shown on the Ramona 7.5' USGS Quadrangle, Section 12, Township 13 South, Range 1 East.

This report provides information regarding existing conditions, compliance with the Resource Protection Ordinance (RPO) and the Guidelines For Determining Significance and Survey, Report Format, Content and Mapping Requirements (County 2006), and performs an impact analysis based on the current site design. This report also identifies mitigation measures to reduce any impacts to below a level of significance.

A general biological survey, sensitive plant survey, focused California gnatcatcher, focused Quino checkerspot butterfly and Resource Protection Ordinance Study were performed onsite. The biological resources onsite include four habitat types: inland coastal sage scrub, chamise chaparral, eucalyptus woodland and developed. The Resource Protection Ordinance would afford protection to the inland coastal sage scrub and chamise chaparral, which constitute sensitive habitat lands.

No state or federally listed plant or animal species were observed onsite. No sensitive plant species were observed onsite. One sensitive wildlife species was either observed or detected onsite: coastal western whiptail (*Cnemidophorus tigris multiscutatus*). Five sensitive animal species have a high potential to occur: coastal rosy boa (*Charina trivirgata roseofusca*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), northern red diamond rattlesnake (*Crotalus ruber ruber*), mountain lion (*Felis concolor*) and Bell's sage sparrow (*Amphispiza belli belli*).

Onsite impacts to approximately 7.50 acres of coastal sage scrub, 2.22 acres chamise chaparral, 1.66 acres of eucalyptus woodland and 6.01 acres of developed habitat may occur as a result of the proposed project. Impacts to approximately 0.54 acre of developed habitat offsite may occur to Ramona View Drive as a result of the proposed project tying into the Ramona Municipal Water District and replacing distressed sections of the road per DPW comment f., on page 21 of the County letter dated November 3, 2005. Offsite impacts are proposed to occur within the existing development footprint of Ramona View Drive. These impacts would be considered significant. Mitigation for impacts to the coastal sage scrub is proposed at a 2:1 ratio. Mitigation will be achieved through the onsite conservation of 15.00 acres of coastal sage scrub in a biological open space easement. Mitigation for impacts to 2.22 acres of chamise chaparral is proposed at a 0.5:1 ratio resulting in a mitigation requirement of 1.11 acres of this habitat. The mitigation for 1.11 acres of chamise chaparral can be achieved onsite in a biological open space easement. Mitigation for impacts to eucalyptus woodland and developed habitat are not necessary. Potential impacts to sensitive animal species observed and with a high

and moderate potential to occur onsite will be mitigated by the habitat-based mitigation. Implementation of these mitigation measures will reduce impacts to below a level of significance.

2.0 INTRODUCTION

The proposed project is a minor subdivision of 43.59 gross acre parcel into four parcels ranging from 17.4 to 5.0 gross acres. The project site contains existing houses and outbuildings. The proposed project is located in the east community of Ramona. The project area is, just north of Highway 78 on Ramona View Drive and is accessible from this intersection. The site is shown on the Ramona 7.5' USGS Quadrangle, Section 12, Township 13 South, Range 1 East.

Topography, Soils, Land Use

The project is generally sloping and is covered with granitic rock outcrops. Elevations onsite range from approximately 1640 feet above mean sea level in the southwest, to approximately 2200 feet above mean sea level at the north east. Ephemeral drainages occur in the eastern and southern portion of the property. These drainages are not proposed to be impacted as a result of the proposed project.

The soils on the property are Cieneba very rocky coarse sandy loam, thirty to seventy-five percent slopes, Cieneba rocky coarse sandy loam, nine to thirty percent slopes and Vista coarse sandy loam, five to nine percent slopes (Bowman 1973). The Cieneba series consists of excessively drained, very shallow to shallow coarse sandy loams that formed in material weathered in place from granitic rock. These soils are on rolling to mountainous uplands. In a representative profile the soil is brown, medium acid coarse sandy loam about 10 inches thick. Below this is weathered granodiorite (Bowman 1973). The Vista series consists of well-drained, moderately deep and deep coarse sandy loams derived from granodiorite or quartz diorite. In a representative profile, the surface layer is dark grayish-brown and dark-brown, neutral and slightly acid sandy loam about 19 inches thick. The subsoil is dark-brown and yellowish-brown, slightly acid coarse sandy loam about 16 inches thick. Below this is strongly weathered granitic rock (Bowman 1973).

Current land use consists of an existing residence and garage, a horse corral and pasture with associated outbuildings and a branched dirt road which passes through the project area from southwest to northeast.

Regional Setting

The proposed project is located in the North County Subarea Draft of the Multiple Species Conservation Program (MSCP) in a proposed Pre-approved Mitigation Area (PAMA). The site is located in area of undeveloped lands with a small rural-residential area to the west. Land to the south contains existing biological open space easements associated with a previously approved residential subdivision. This property is within a mile from both the Santa Maria Creek to the northwest and Hatfield Creek to the south.

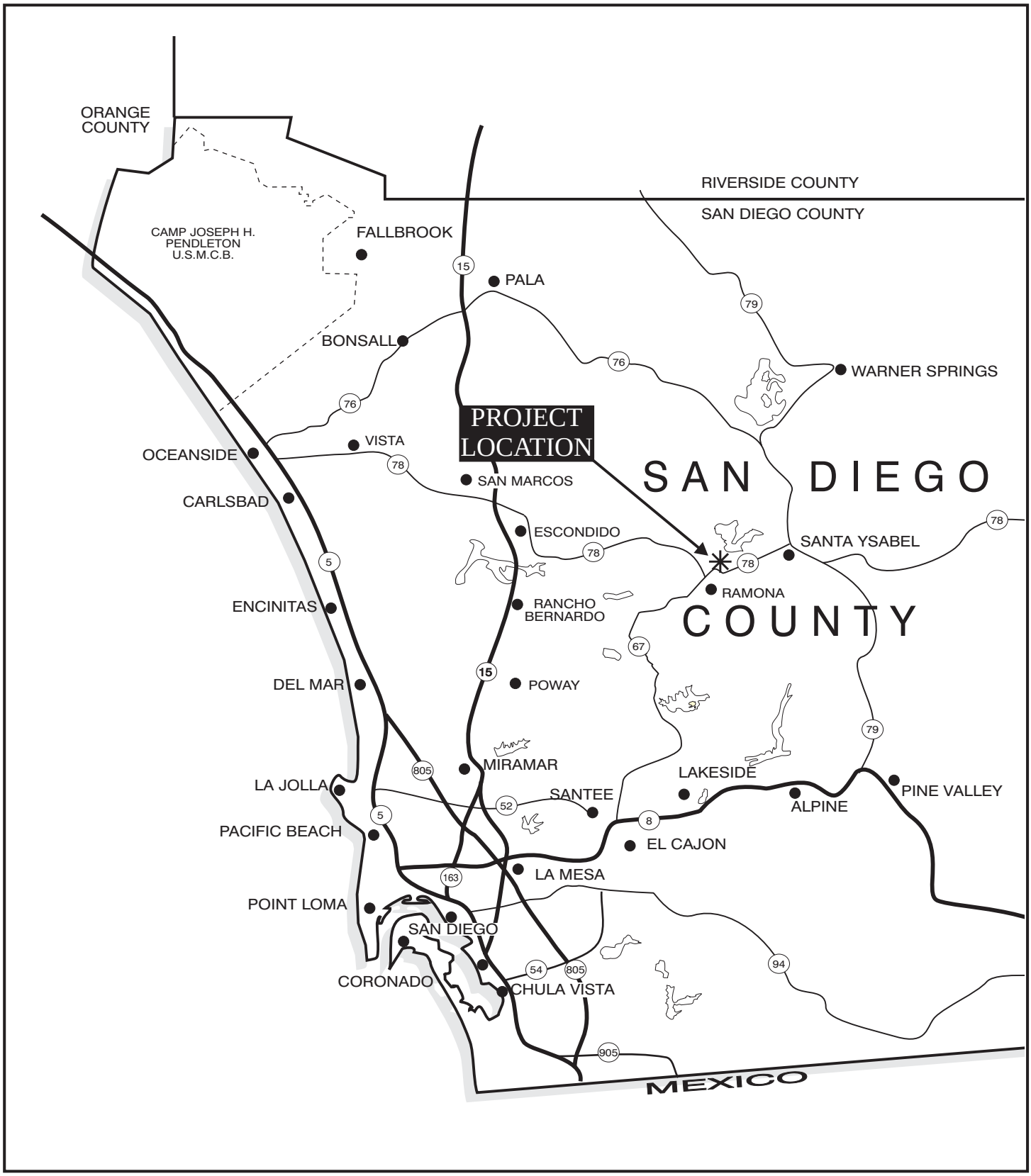
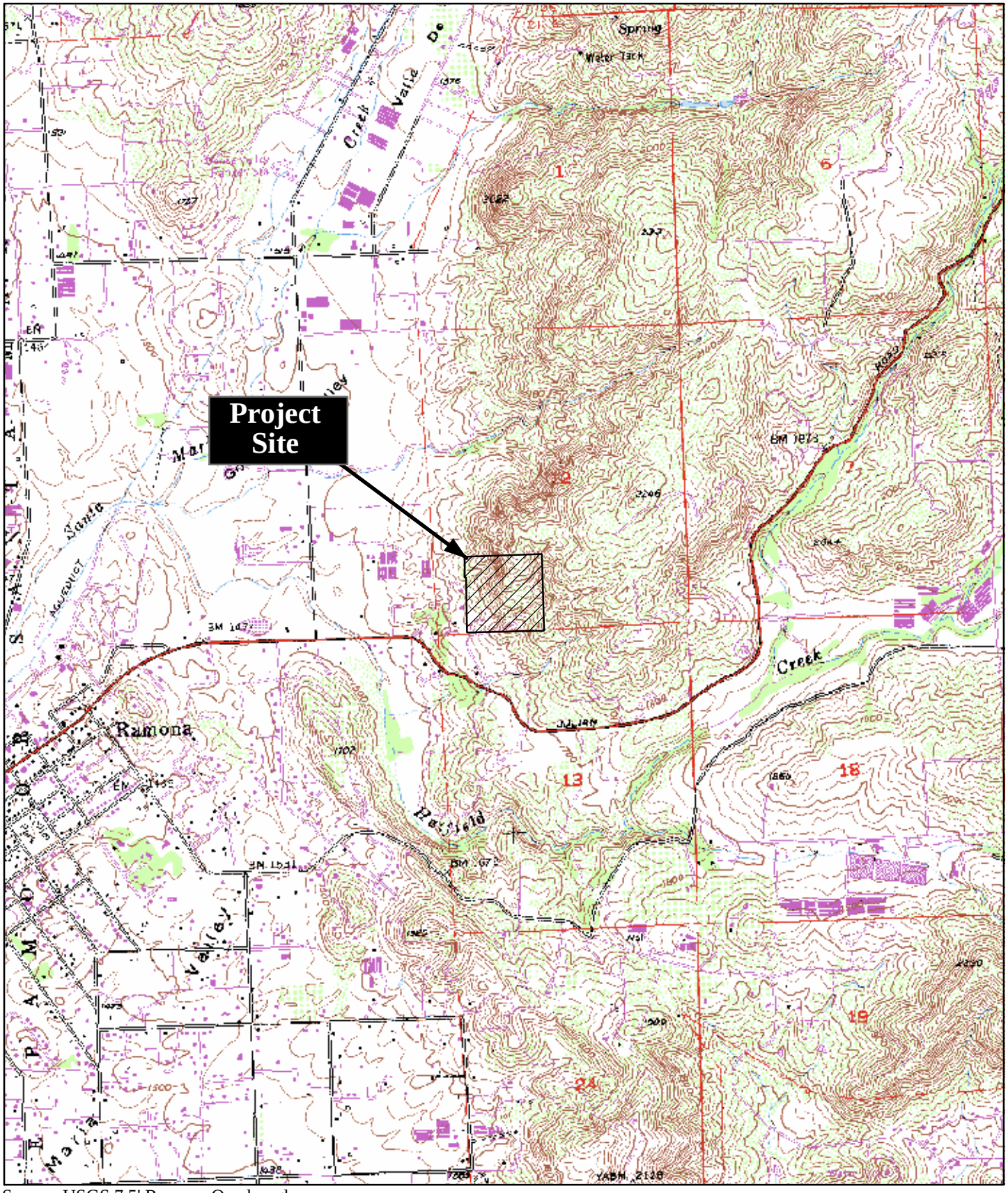


Figure 1
Regional Location Map



Source: USGS 7.5' Ramona Quadrangle

Figure 2
Project Location
Neumann Property

N

Feet

0 1,000 2,000

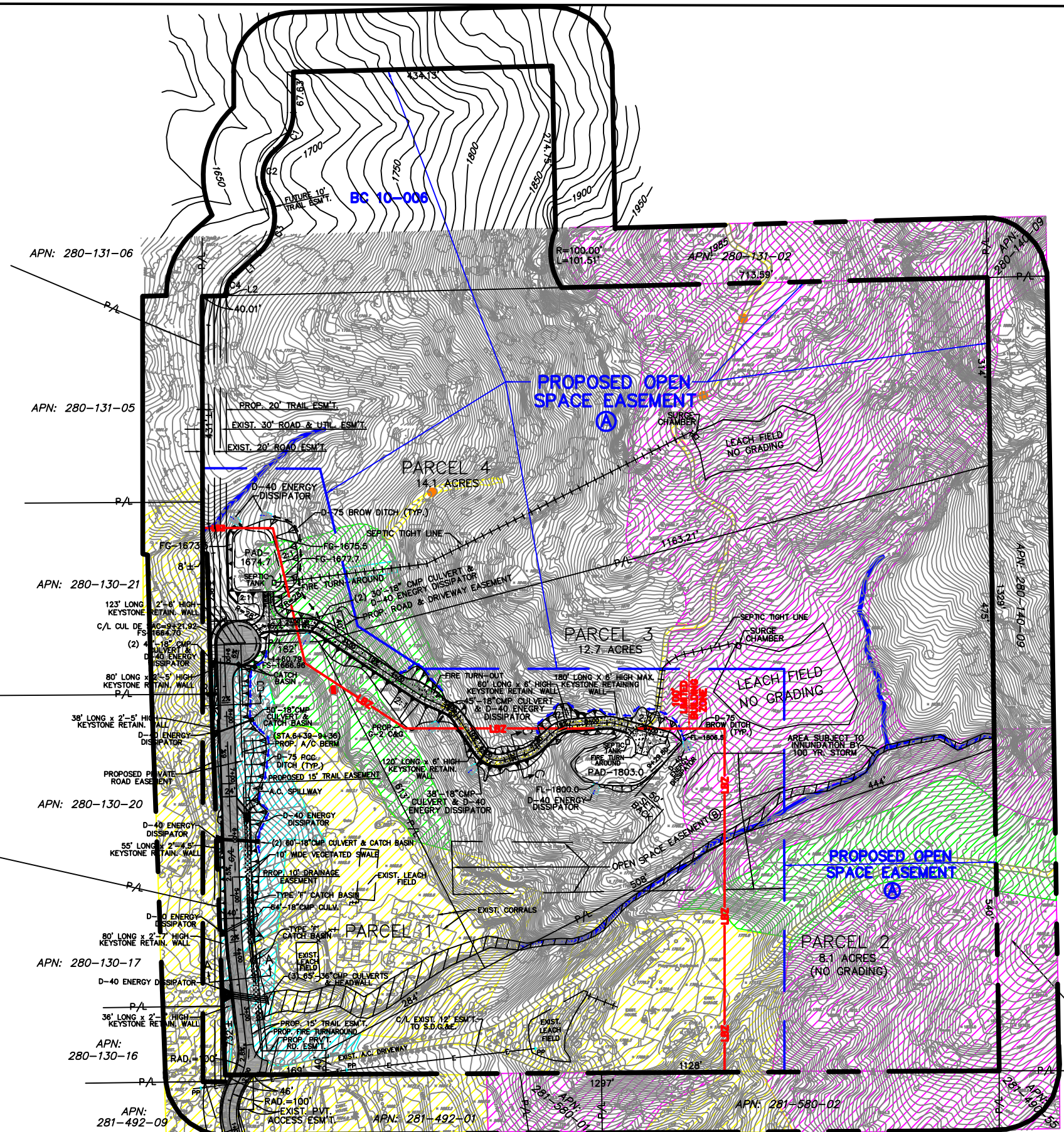
3.0 SURVEY METHODOLOGY

The site was surveyed on foot and habitat mapped (Figure 3). Mapping was performed following the Guidelines For Determining Significance and Survey, Report Format, Content and Mapping Requirements (County 2006). Wildlife species were identified directly by sight or by vocalizations, and indirectly by scat, tracks, or burrows. Field notes were maintained throughout the surveys and species of interest were mapped. The primary focus of the survey was to document and map the size, location, and general quality of all habitat types and the presence or potential presence of any sensitive resources onsite. A focused presence/absence survey was performed for the Quino checkerspot butterfly (*Euphydryas editha quino*) and for the California gnatcatcher (*Polioptila californica*). Seven (7) flight survey visits for Quino checkerspot and three for California gnatcatcher were conducted by Robin Church (Permit No. TE- 812203-3), for the presence of the federally-listed endangered Quino checkerspot butterfly and California gnatcatcher. In addition, sensitive plant surveys were performed simultaneously during the Quino surveys and during the initial site visit. Surveys performed on the Neumann Property are summarized in Table 1, below.

Table 1
Surveys Performed

Date	Time	Survey	Temperature (ºF)	Sky	Wind (mph)	Observers
10/17/04	13:00-15:00	Biology	62-63	Mostly Cloudy	2-8	AP
12/6/05	9:40-11:30	Biology	65-75	Sunny	0-10	AD, ST
4/13/06	1500-1645	Focused Quino	86°-84°	Clear	4-8	RC
4/20/06	1300-1445	Focused Quino	74°-72°	Clear	4-6	RC
4/24/06	1140-1305	Focused Quino	65°- 71°	30-50% Cloudy	0-6	RC
4/29/06	1445-1625	Focused Quino	75°- 72°	Clear	4-8	RC
5/4/06	1330-1530	Focused Quino	71°- 70°	Clear	0-3	RC
5/11/06	1300-1435	Focused Quino	82°-79°	Clear	4-7	RC
5/16/06	1350-1520	Focused Quino	81°-78°	Clear	0-6	RC
9/4/06	7:30 - 9:30	CAGN	69-91º	Clear	0-5	RC
9/11/06	7:00 – 8:45	CAGN	58-73º	Clear	0-5	RC
9/18/06	8:00 to 9:50	CAGN	59-84º	Clear	0-5	RC

AD=Andrew Drummond, AP=Andrew Pigniolo, RC=Robin Church, ST=Sara Thorne



Legend:

- Inland Coastal Sage Scrub (19.35 acres)
  Habitat Code: 32520
- Inland Coastal Sage Scrub- Disturbed (3.69 acres)
  Habitat Code: 32520
- Chamise Chaparral (12.68 acres)
  Habitat Code: 37200
- Eucalyptus Woodland (1.66 acres)
  Habitat Code: 11100
- Developed (6.21 acres)
  Habitat Code: 12000
- Ephemeral drainages
  CDFG Jurisdictional
- Coastal Western Whiptail
  (*Cnemidophorus tigris multiscutatus*)
- Southern Mule Deer
  (*Odocoileus hemionus fuliginata*)

RC Biological Consulting, Inc.	**Biological Resources Map for the Neumann Property TPM 20962**	**Figure 3**

Nomenclature for this report conforms to Hickman (1993) for plants, Holland (1986) and Oberbauer (1996) for plant communities and habitat types, American Ornithological Union (AOU 1998, 2000) for birds, Jennings (1983) and Stebbins (2003) for reptiles and amphibians, Jones (1992) for mammals, and Powell (1979) for insects.

4.0 RESULTS

The following discussion summarizes the existing biological resources onsite including habitats, vegetation, and wildlife. Habitats are depicted on Figure 3.

4.1 Vegetation

Habitat descriptions are based on the County of San Diego's Biological Mapping Requirements (County 2002) and Terrestrial Vegetation Communities in San Diego County based in Holland's Descriptions (Oberbauer 1996), however, it has been shown that habitats on the project sites in San Diego County are often not pristine and rarely fit into one description. Therefore, the best-fit definition based on the County's current descriptions and dominant plant species has been applied. Four habitat types occur within the project site: inland coastal sage scrub, chamise chaparral, eucalyptus woodland and developed. A complete list of plant species observed onsite is included in Appendix A.

Coastal Sage Scrub-Inland Form (Habitat Code 32520)

Approximately 19.35 acres of this habitat occurs on a northwestern facing slope within the project site. This area is dominated by typical coastal sage scrub shrub species such as coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), chamise (*Adenostoma fasciculatum*) and white sage (*Salvia apiana*). In addition typical annuals and perennials observed within this habitat include California bee plant (*Scrophularia californica*), virgin's bower (*Clematis* sp.) and caterpillar phacelia (*Phacelia cicutaria* var. *hispida*). Additionally, 3.63 acres of disturbed coastal sage scrub occurs onsite. The disturbed coastal sage scrub is less dense in shrub composition due to past grading and brushing, and is dominated by grasses such as wild oat (*Avena* sp.) and foxtail chess (*Bromus rubens*). Coastal sage scrub composes approximately 22.19 acres onsite.

Chamise Chaparral (Habitat Code: 37200)

Mature chamise chaparral covers approximately 12.68 acres of the site. It consists of tall-statured stands (between 1.5 and 3 meters) heavily dominated by chamise (*Adenostoma fasciculatum*). Some other species occurring onsite are scrub oak (*Quercus berberidifolia*), Mexican manzanita (*Arctostaphylos pungens*), sugar bush (*Rhus ovata*), California brickellbush (*Brickellia californica*) and chaparral whitethorn (*Ceanothus leucodermis*). Overall, the brush is very dense, but there are some small openings. There is little leaf litter or understory in this habitat except in minor drainages that have gentle slopes.

Eucalyptus Woodland (Habitat Code: 11100)

This habitat onsite is composed of mature eucalyptus trees (*Eucalyptus* sp.) with a disturbed and partly landscaped under story. This habitat serves as a habitat for raptor nests. This habitat occurs along the western portion of the site. Approximately 1.66 acres of this habitat occur onsite.

Developed (Habitat Code 12000)

Approximately 6.21 acres of disturbed habitat occurs onsite. This area is associated with dirt access roads, graded parking areas, existing houses, outbuildings and a horse corral.

Rock Outcrops

Rock outcrops are considered a unique microhabitat by the county. Numerous rock outcrops occur onsite. Rock outcrops add diversity to the vegetation communities by providing a discrete ecological niche for species not found elsewhere in the surrounding habitat. Rock outcrops also provide cover and potential nesting cavities for several wildlife species. Some reptile species are attracted to the sun-warmed surfaces of the rocks, and birds use boulders as perches and vantage points.

4.2 Wildlife

A total of thirty-three wildlife species were identified onsite. These included ten invertebrate species, two reptile species, seventeen bird species, and four mammal species. A complete list of wildlife species observed onsite is included as Appendix B.

Invertebrates observed included butterflies and bees. The reptile species observed onsite include the western fence lizard (*Sceloporus occidentalis*) and the coastal western whiptail (*Cnemidophorus tigris multiscutatus*). Some common bird species observed included the common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), scrub jay (*Aphelocoma californica*), house finch (*Carpodacus mexicanus*) and California quail (*Callipepla californica*). The mammals detected onsite included coyote (*Canis latrans clepticus*), woodrat (*Neotoma sp.*), mule deer (*Odocoileus hemionus fuliginata*) and Valley or Botta's pocket gopher (*Thomomys bottae*).

4.3 Sensitive Resources

Sensitive or special interest plant and wildlife species and habitats are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive habitats, as identified by these same groups, are those which generally support plant or wildlife species considered sensitive by these resource protection agencies or groups. Sensitive species and habitats are so called because of their limited distribution, restricted habitat requirements, particular

susceptibility to human disturbance, degradation due to development or invasion by non-native species, or a combination of all of these factors.

In addition to RPO and the Guidelines For Determining Significance and Survey, Report Format, Content and Mapping Requirements (County 2006), the following were used in the determination of sensitive biological resources: U.S. Fish and Wildlife Service (USFWS) (USFWS 2001); and California Department of Fish and Game (CDFG) (CDFG 1999, 2000 and 2001). An explanation of the sensitivity codes used in this report is included in Appendix E.

Applicable Resource Conservation Plans and Ordinances

In San Diego County guidelines and regulations have been adopted which define and provide protection to certain types of sensitive biological resources as follows:

Resource Protection Ordinance (RPO)

The purpose of the RPO is to protect sensitive resources and prevent their degradation and loss. The sensitive resources protected by the RPO include wetlands, wetland buffer areas, and sensitive habitat lands, which are defined as follows:

> "Wetland" areas include lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by water. Lands having one or more of the following attributes are "wetlands:"
>
> (a). At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
> (b). The substratum is predominantly undrained hydric soil; or
> (c). An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.
>
> "Wetland buffer" areas include lands which provide a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland, or which are integrally important in supporting the full range of the wetland and adjacent upland biological community.
>
> "Sensitive habitat lands" include those which support unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants, including the area which is necessary to support a viable population of any of these species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning corridor.

Natural Communities Conservation Plan and County Habitat Loss Permit Ordinance (Ordinance 8365 – New Series)

The state of California passed the Natural Communities Conservation Planning (NCCP) Act in 1991. The NCCP is broader in its orientation and objectives than the California and Federal Endangered Species Acts. These laws are designed to identify and protect individual species that have already declined significantly in number. The objective of the NCCP is to conserve natural communities and accommodate compatible land use. The pilot program is a cooperative effort between the state and federal governments and numerous private partners. The focus of the pilot program is the coastal sage scrub habitat of Southern California. This habitat is home to the California gnatcatcher, a federally threatened species, and approximately 100 other potentially threatened or endangered species. The habitat is fragmented and distributed over more than 6000 square miles encompassing San Diego, Orange, Riverside, Los Angeles and San Bernardino Counties.

For planning purposes some of these Subregions are organized into "Subareas" that correspond to geographic boundaries of participating jurisdictions and/or landowners. In each subregion and subarea, a local lead agency coordinates the collaborative planning process. Working with landowners, environmental organizations, and other interested parties, the local agency oversees the numerous activities that compose the development of a conservation plan. The Department of Fish and Game (CDFG) and the USFWS provide the necessary support, direction, and guidance to NCCP participants in these functions. The County of San Diego is participating in the NCCP and already has an MSCP in place for southern portions of the County. This project however, does not fall within the limits of the adopted MSCP. Therefore, until approval of the north county MSCP for the remainder of the County occurs, pursuant to the 4d rule of the Federal Endangered Species Act, impacts to coastal sage scrub are limited to 5 percent of the total acreage occurring within County. In addition, projects impacts will need to be assessed based on the NCCP flowchart.

The County of San Diego adopted its Habitat Loss Permit Ordinance (Ordinance 8365 (New Series)) on March 2, 1994 to ensure conformance with the NCCP.

4.3.1 Sensitive Habitats

Coastal sage scrub and chamise chaparral would be considered sensitive habitats.

<u>Coastal Sage Scrub</u>

Coastal sage scrub habitat is considered sensitive by the County, CDFG, USFWS, and EPA. This habitat regionally supports a number of state and federally endangered, threatened, and rare plants and animals which are currently listed or are being considered as possible candidates for listing. It is estimated that 70 to 90 percent of the original acreage of this habitat in the state has been lost as a result of urban expansion in coastal areas (Atwood 1990). Even if in a disturbed condition, coastal sage scrub habitat may be

considered sensitive by the resources agencies since it may still serve as habitat for wildlife and may be regenerating to higher quality coastal sage scrub habitat. This habitat dominates the western portion of the property.

Chamise Chaparral

Although still a relatively plentiful habitat, chamise chaparral is considered a sensitive habitat. This habitat dominates the eastern portion of the property.

4.3.2 Sensitive Plants

Sensitive or special interest plant species are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive plant species are so called because of their limited distribution, restricted habitat requirements, or particular susceptibility to human disturbance, or a combination of these factors. Sources used for the determination of sensitive plant species include: CDFG (1999), CNPS (2003), CNDDB (2006) and the Scoping Letter provided by the County of San Diego. No sensitive plants were observed onsite.

Sensitive Plant Species With the Potential to Occur Onsite

Twenty-two sensitive plants were assessed for the potential to occur onsite and are discussed in Appendix C. Of the twenty-two sensitive plants assessed, *Chorizanthe leptotheca* has a high potential to occur onsite and *Monardella hypoleuca* ssp. *lanata* has a moderate potential to occur.

Peninsular spineflower (*Chorizanthe leptotheca*)

Peninsular spineflower is an annual herb with an R-E-D ranking of 1-2-2 (limited distribution), and no state or federal status. The County classifies this species as a Group D sensitive plant. Typical habitat includes chaparral, coastal scrub, and lower montane coniferous forest. This species is geographically located in alluvial fans within granitic soils between 300 to 1900 meters in elevation. Threats to this species include development and invasion of non-native grasses. Peninsular spineflower was not detected during surveys, however it has a high potential to occur onsite due to appropriate habitat, soils and it is known from the region.

Felt-leaved monardella (*Monardella hypoleuca* ssp. *lanata*)

Felt-leaved monardella is a rhizomatous herb with an R-E-D ranking of 2-2-2 (limited number of occurrences in California), and no state or federal status. The County classifies this species as a Group A sensitive plant species. Typical habitat includes chaparral and cismontane woodland understory in xeric situations, commonly within rocky silt loam soils between 300-1190 meters. Felt-leaved monardella is presumed stable in San Diego County because the species tends to occupy mountainous ridgelines and undeveloped peaks. Felt-leaved monardella was not observed during surveys, has a moderate potential

to occur due to appropriate habitat and soils, however it is not known to occupy lands in the vicinity of the Neumann property.

4.3.3 Sensitive Animals

Sensitive or special interest wildlife species and habitats are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, or particular susceptibility to human disturbance, or a combination of these factors. Sources used for the determination of sensitive biological resources include: USFWS (USFWS 2001), CDFG (CDFG 2000 and 2001). Additional species receive federal protection under the Bald Eagle Protection Act and the Migratory Bird Treaty Act and Convention for the Protection of Migratory Birds and Animals.

The CDFG also lists species as threatened or endangered, or candidates for listing as threatened or endangered. Lower sensitivity animals may be listed as "species of special concern" (CDFG 2000). The CDFG further classifies some species under the following categories: "fully protected," "protected furbearer," "harvest species," "protected amphibian," and "protected reptile." The designation "protected" indicates that a species may not be taken or possessed except under special permit from the CDFG; "fully protected" indicates that a species can be taken only for scientific purposes. The designation "harvest species" indicates that take of the species is controlled by the state government. No rare, threatened, or endangered animal species were observed onsite.

4.3.3.1 Sensitive Animals Observed

Three sensitive animal species were observed onsite, coastal western whiptail, mule deer and turkey vulture.

Coastal western whiptail (*Cnemidophorus tigris multiscutatus*)

The coastal western whiptail is a Federal Species of Concern. It occurs in a variety of habitats, including valley-foothill hardwood, valley-foothill-hardwood-conifer, valley-foothill riparian, mixed conifer, pine-juniper, chamise-redshank chaparral, mixed chaparral, desert scrub, desert wash, alkalai scrub, and annual grass types. This species is most common in and around dense vegetation. They are often found in sandy and gravelly areas and washes. Whiptails have been found to be preyed upon by roadrunners (Ohmart 1973 in Zeiner et al, 1988). The coastal western whiptail onsite was observed in disturbed inland coastal sage scrub and is mapped on Figure 3.

Southern mule deer (*Odocoileus hemionus fuliginata*)

The southern mule deer is a San Diego County sensitive species. It occurs in many habitats except in deserts, intensively farmed areas without cover, or urbanized areas. It prefers early to intermediate successional stages of most forest, woodland, and brush

habitats. Optimal habitat has a mosaic of various-aged vegetation that provides woody cover, meadow, shrubby openings, and water. Fawning occurs in moderately dense shrublands, woodlands, dense herbaceous stands, and riparian habitats with available water and forage (Zeiner et al 1990). This species may be resident or migratory. Southern mule deer tracks were observed on dirt roads scattered throughout the northern and western portion of the Neumann property and are mapped on Figure 3.

Turkey Vulture (*Cathartes aura*)

The turkey vulture is a County sensitive species. According to Unitt (1984), this species is a fairly common to common spring and fall migrant, uncommon to locally common winter visitor and rare to uncommon summer resident of San Diego County. Turkey vultures were observed flying overhead.

4.3.3.2 Sensitive Wildlife Species With the Potential to Occur Onsite

Sensitive wildlife species with the potential to occur onsite are discussed in Appendix D. Of the thirty-nine sensitive species with the potential to occur onsite, five have a high potential to occur onsite and three have a moderate potential to occur onsite. The species with a high potential to occur onsite include: coastal rosy boa (*Charina trivirgata roseofusca*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), northern red diamond rattlesnake (*Crotalus ruber ruber*), mountain lion (*Felis concolor*) and Bell's sage sparrow (*Amphispiza belli belli*). The species with a moderate potential to occur onsite include: Cooper's hawk (*Accipiter cooperi*), San Diego banded gecko (*Coleonyx variegatus abbotti*), San Diego desert woodrat (*Neotoma lepida intermedia*) and rufous-crowned sparrow (*Aimophila ruficeps canescens*).

All of the species with a high or moderate potential to occur onsite except for the southern mule deer and the turkey vulture are federal and/or state species of concern. The southern mule deer and the turkey vulture are both county sensitive species. In addition to these species, two federally listed species, the California gnatcatcher, Quino checkerspot butterfly and Stephens' kangaroo rat have a low potential to occur.

California Gnatcatcher (*Polioptila californica*)

Status: Federally listed as Threatened, State Species of Concern

The California gnatcatcher (CAGN), a Federally Threatened species and California Species of Concern, is a small gray songbird that is a resident of scrub-dominated communities in southwestern California from the Los Angeles Basin through Baja California, Mexico. California gnatcatcher populations have declined due to extensive loss of Coastal sage scrub habitat to urban and agricultural uses.

A focused California gnatcatcher survey was performed onsite by RC Biological Consulting, Inc. in September 2006. None of the three site visits detected the presence of the California gnatcatcher onsite; therefore this species has a low potential to occur

onsite. The California gnatcatcher report that was submitted to the USFWS has been included as Appendix F.

Quino Checkerspot Butterfly (*Euphydryas editha quino*)

Status: Federally listed as Endangered.

The United States Fish and Wildlife Service (USFWS) officially listed the Quino checkerspot butterfly (*Euphydryas editha quino*) as "endangered" on January 16, 1997 (USFWS 1997). For this reason the Quino checkerspot is protected under the provisions of the Endangered Species Act of 1973, as amended. As such, "take" of this species, either directly or indirectly, is prohibited by law. In order to help land owners in preventing an unknowing "take" of this species, the USFWS has required that land owners have a protocol survey conducted on their land prior to project implementation in order to determine the presence or absence of this species.

The Quino checkerspot butterfly is one of several subspecies of *Euphydryas editha*. It is a member of the brush-footed butterfly family (Nymphalidae). The Quino checkerspot is associated with a variety of habitats which include clay soil meadows, grassland, coastal sage scrub, chamise chaparral, red shank chaparral, juniper woodland and semi-desert (Ballmer, *et al*., 2000). Despite association with a wide range of habitat, distribution of this species is restricted to areas which support the larval host plants. The Quino's primary host plant is *Plantago erecta*. Other possible larval host plant species include *Plantago patagonica, Antirhinnum coulterianum, Castilleja exserta* and/or *Cordylanthus rigidus* (USFWS 2002) as well as *Collinsia* and possibly other Scrophulariaceae (Ballmer *et al.* 2000). Generally the flight season for the Quino checkerspot occurs from late February through April, peaking in March or April.

A focused Quino checkerspot butterfly survey was performed onsite by RC Biological Consulting, Inc. in Spring 2006. The Quino checkerspot butterfly's main host plant dwarf plantain (*Plantago erecta*) was not identified onsite. Also, no secondary host plants were observed onsite. None of the site visits detected the presence of the Quino checkerspot; therefore this species has a low potential to occur onsite. The Quino checkerspot butterfly report that was submitted to the USFWS has been included as Appendix G.

Stephens' Kangaroo Rat (*Dipodomys stephensi*)

Status: Federally listed as Endangered, State Threatened

The Stephens' kangaroo rat (SKR) is a medium-sized kangaroo rat (11-12" [2.7-3.0 cm] in length). Like all kangaroo rats, they have long hind legs, small front legs and feet with a white underside. This species has dark cinnamon brown fur and a black and white tail. Stephens' kangaroo rats are found in the San Jacinto Valley and nearby foothill grasslands. These rats need sparsely vegetated habitats (like sage brush and grass patches) on sandy or gravelly soils. They need soil that is soft enough to dig their

burrows, where they live. Stephens' kangaroo rats have also been known to occupy abandoned pocket gopher burrows. This kangaroo rat mainly feeds on seed from annual grasses and forbs. They are also thought to feed on fruits, leaves, stems, buds, and even insects. The Stephens' kangaroo rat formerly ranged in and around the San Jacinto Valley. They have been recorded in 8 general areas from southwestern San Bernardino County, into western Riverside County and northwestern San Diego County (Vista, Camp Pendleton, Fallbrook, Ramona, Valley Center).

The habitat on the Neumann property is too dense, the slopes are too steep and the soils are not friable enough to sustain this species. The nearest known location of Stephens' kangaroo rat is approximately 8 miles east of the project site, contains Fallbrook and Visalia Series soils with 5 to 9 percent slopes and the habitat is dominated by grasses. Therefore, due to the distance from the nearest known the location that this species occupies and lack of appropriate habitat and soils, Stephens' kangaroo rat has a low potential to occur onsite.

4.3.3.3 Raptors

The site contains mature eucalyptus trees that are lined in the eucalyptus woodland. Eucalyptus trees can support raptor nesting. Raptors are large predatory or scavenger birds that typically require tall trees for perching and nesting associated with adjacent open grasslands to forage. Due to declining habitat and the associated declining numbers of these species on the whole, many raptor species have been designated as California Species of Special Concern by the CDFG. These species are protected, especially during their critical nesting and wintering stages. Raptors are protected under the CDFG California Raptor Protection Act (Title 14, Section 670). One raptor was observed flying overhead, red-tailed hawk (*Buteo jamaicensis*). No raptor nests were observed within the trees onsite.

4.4 Wildlife Corridors

The proposed open space is designed with many constraints in mind so that it would best preserve the local wildlife corridor, which connects the Neumann property to undeveloped land to the east, north and south (Figure 4). The proposed project will contribute 350 at the southern end of the property to an identified corridor width of 1400 feet. The width of the proposed open space widens to the north on the property where at the northern property limits the project is contributing 1300 feet to an identified corridor width of 2300 feet (Figure 4). The proposed open space is located in the northern portion of the property and continues to the east, and to the southeast (Figure 5). Sensitive species observed in the proposed open space include southern mule deer. This design will allow for the sensitive species to continue utilizing it. This design will also retain the continuity with undeveloped lands offsite, by keeping the proposed development clustered with existing residential development to the west and south (Figure 6). The proposed pad in parcel 4 extends no further north, than the existing development to the west. The proposed pad on parcel 3 extends no further east, than the existing development to the south. Local wildlife corridors occur north and east of the project site

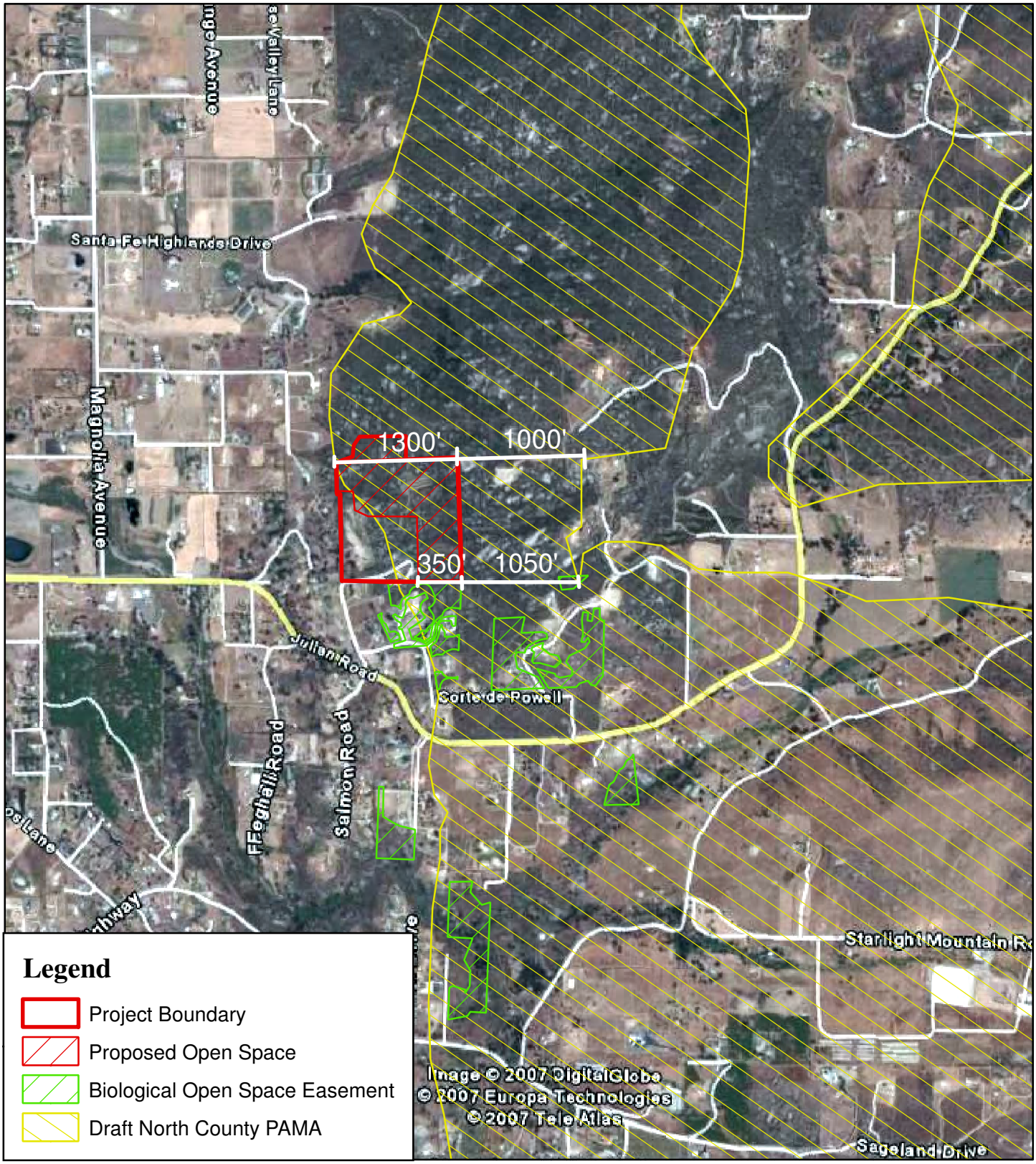
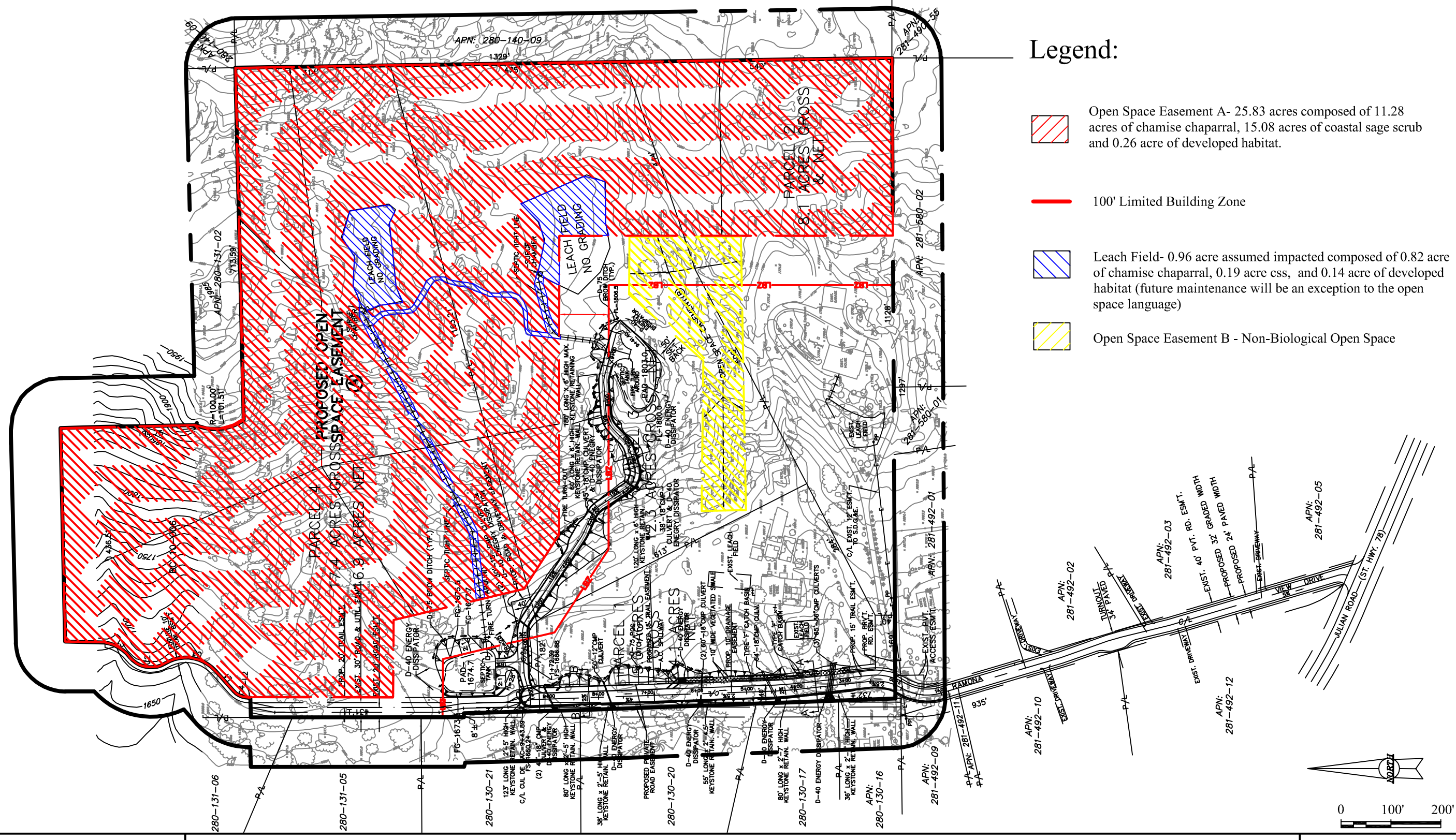
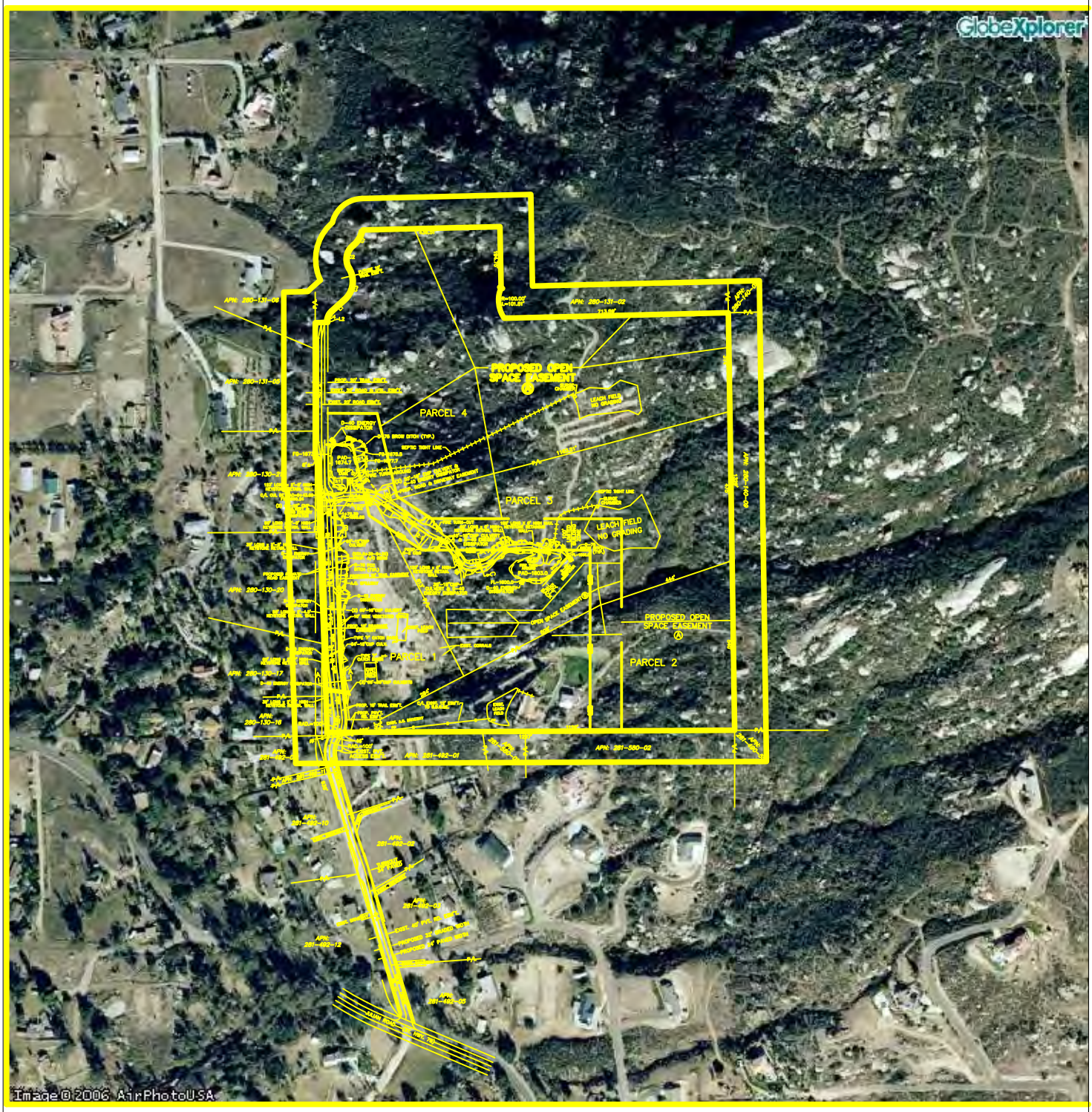


Figure 4
Wildlife Corridors
Neumann Property
TPM 20962



RC Biological Consulting, Inc.	Biological Open Space Map of the Neumann Property TPM 20962	Figure 5



RC

Biological Consulting, Inc.

Aerial Map of the Neumann Property TPM 20962

NORTH

0 200' 400'

Figure 6

in the proposed PAMA. By keeping the proposed development adjacent to existing development, the northeast-southeast direction of wildlife travel is not compromised. Further, the CDFG Jurisdictional drainages occur in a northeast-southwest direction within the proposed open space. As designed, the open space onsite will maintain a west-east and north-south linkage to undeveloped lands and the drainage network. Indirect effects such as noise and lighting will be limited since the extent of the property is 3 additional homes with residential lighting.

5.0 REGULATORY REQUIREMENTS PERTAINING TO WETLANDS

Army Corps of Engineers (ACOE) – Clean Water Act

Pursuant to Section 404 of the Clean Water Act, any onsite wetlands and waters of the U.S., would be subject to permit provisions regulating activities within their boundaries. These provisions are enforced by the ACOE, as well as the EPA, with technical input from the USFWS. Three factors are considered in the designation of wetlands: the presence of hydrophytic vegetation, hydric soils, and site hydrology. According to the latest ACOE methodology, all three wetland indicators must be present to make a jurisdictional ruling (Environmental Laboratory 1987). Areas indicated as wetlands by all three factors during the rainy season may lack the indicators of hydrology and/or vegetation during the dry season, or the vegetation may have been altered or removed through human disturbance. Such areas may still be regarded as wetlands by resource agencies.

In addition, the ACOE has jurisdiction over "waters of the United States". Waters of the United States are defined in 33 CFR part 328 (referred to as "waters"). The lateral limits of the jurisdiction of waters may be divided into three categories, territorial seas, tidal waters and non-tidal waters. 33 CFR part 328.3 provides the definition of waters of the United States as follows:

(a) The term *waters of the United States* means

(1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce, including any such waters:

(i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or

(ii) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(iii) Which are or could be used for industrial purpose by industries in interstate commerce;

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in (a) (1) through (4) of this section;

(6) The territorial seas

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6) of this section.

Waste treatment systems, including treatments of ponds or lagoons designed to meet the requirements if CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

(8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding the CWA remains with the Environmental Protection Agency (EPA).

(b) The term *wetlands* means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

(c) The term *adjacent* means bordering, contiguous or neighboring. Wetlands separated from other waters of the United States by man made dikes or barriers, natural river berms, beach dunes and the like are "adjacent wetlands."

(d) The term *high tide line* means the line of intersection of the land with the water's surface to the maximum height reached by a rising tide……

(e) The term *ordinary high water mark* means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

(f) The term *tidal waters* means those waters that rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun….

The limits of jurisdiction in non-tidal waters is defined in 30 CFR part 328.4 (c). When non-tidal waters occur in the absence of adjacent wetlands, the jurisdiction extends to ordinary high water mark. Based on the above definition of waters of the United States and limits of jurisdiction, non-wetland waters of the U.S. do not occur onsite.

California Department of Fish and Game – Streambed Alteration Program

The CDFG regulates wetlands under Section 1601/1603 of the California Fish and Game Code through their Streambed Alteration Agreement Program. Any alteration of any stream course within the State of California requires a Streambed Alteration Agreement from the CDFG. Section 1601 pertains to public projects where section1603 applies to private projects and specifically states: "It is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity…"

A stream is defined by the California Code of Regulations (14 CCR 1.72) as a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic wildlife. This includes watercourses having a surface or subsurface flow that supports or has supported riparian habitat.

The limits of CDFG jurisdiction are defined in the code (Section 1601/1603) as the bed, channel, or bank of any river, stream or lake designated by the department in which there is at any time existing fish or wildlife resource or from which these resources derive benefit ….

The CDFG would take jurisdiction of the ephemeral drainages onsite (Figure 3).

County of San Diego Resource Protection Ordinance

The County of San Diego Resource Protection Ordinance defines wetlands under Article II, item 16. as: "All lands which are transitional between terrestrial and aquatic where the water table is usually at or near the surface or where the land is covered by water. All lands having one or more of the following attributes are 'wetlands":

a. At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
b. The substratum is predominantly undrained hydric soil; or
c. An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.

The drainages onsite were assessed to determine if they qualify as Resource Protection Ordinance (RPO) wetlands using the presence of any one criteria listed above. The drainages on the Neumann property contain upland vegetation, precluding the presence of hydric soils, and are not classified as a non-soil. Therefore, the ephemeral drainages onsite do not qualify as RPO wetlands.

6.0 ANTICIPATED PROJECT IMPACTS

This section addresses potential direct, indirect, and cumulative impacts to biological resources that would result from implementation of the proposed project, and provides analyses of significance for each potential impact.

Direct Impacts are immediate impacts resulting from the permanent removal of habitat.

Indirect Impacts result from changes in land use adjacent to natural habitat and primarily result from adverse "edge effects;" either short-term indirect impacts related to construction or long-term, chronic indirect impacts associated with urban development. During construction of the project, short-term indirect impacts include dust and noise which could temporarily disrupt habitat and species vitality or construction related soil erosion and run-off. Long-term indirect impacts may include intrusions by humans and domestic pets, noise, lighting, invasion by exotic plant and wildlife species, use of toxic chemicals (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, litter, fire, and hydrological changes (e.g., groundwater level and quality).

Cumulative Impacts refer to incremental individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor, but collectively significant as they occur over a period of time.

Thresholds of Significance

The evaluation of whether or not an impact to a particular biological resource is significant must consider both the resource itself and the role of that resource in a regional context. Substantial impacts are those that contribute to, or result in, permanent loss of an important resource, such as a population of a rare plant or animal. Impacts may be important locally because they result in an adverse alteration of existing site conditions, but considered not significant because they do not contribute substantially to the permanent loss of that resource regionally. The severity of an impact is the primary determinant of whether or not that impact can be mitigated to a level below significant. Generally, there are three levels of adverse impacts associated with biological resources: significant, locally important, and not significant. The determination of significance is follows the County of San Diego Guidelines For Determining Significance for Biological Resources (2006).

6.1 Avoidance and Minimization

The proposed project has been designed to avoid impacts to biological resources in order to minimize significant cumulative impacts. The proposed development is clustered with existing development in both a south-north and west-east direction, and most of this area is habitat mapped as developed (Figures 3 and 6). The proposed project will minimize impacts to sensitive habitats and species as a result of the project design. Further, the project proposes to impact approximately 2.22 acres of chamise chaparral. The required mitigation of 1.11 acres of chamise chaparral will be conserved onsite in an open space

easement along with an additional 9.35 acres of chamise chaparral habitat (Figure 5). Protecting additional habitat beyond the required mitigation will help conserve significant biological resources cumulatively. Therefore, by avoiding impacts to the maximum extent practicable by project design, impacts to significant biological resources will be minimal as a result of the proposed project.

6.2 Proposed Project and Potential Impacts

The proposed project is a minor subdivision of a 43.6 gross acre parcel into four parcels ranging from 18.2 to 5.0 gross acres. Impacts to coastal sage scrub and disturbed coastal sage scrub require the same mitigation ratio, so their acreage will be combined for the purpose of this table. The project proposes a biological open space easement of 26.62 acres (Figure 5). The leach fields have to be located where they are on the project site. Those are the only locations were all of the requirements for a septic field occur including topography and soil depth (see letter from Project Engineer – Appendix I). Impacts have been minimized by accessing the location from the existing dirt fire roads. In order to maximize the open space configuration and reduce edge effects, the leach field and tight line for Parcel 4 and portions of the leach field and tight line for Parcel 3 are located in the proposed open space easement. The area of impact has been subtracted from the mitigation acreage available. The placement of the leach field and tight line will require an exception to the open space language. Additionally, 0.08 acre of coastal sage scrub within the open space easement is being considered impact neutral. This is the area within the proposed trail easement on Parcel 4. The existing road easement north of the proposed pad and limited building zone on Parcel 4 is also being treated as impact neutral.

Biological resources and proposed impacts are depicted in Figure 3. Table 2 below, identifies the habitats and potential impacts onsite and offsite.

Table 2
Potential Impacts

Habitat/ Vegetation Community	Existing (acres)	Impact Neutral (acres)	Impacts (acres)	Offsite Impacts (acres)	Mitigation Ratio	Mitigation Required (acres)	Onsite Mitigation (acres)	Open Space (acres)
Inland Coastal Sage Scrub	22.98	0.48*	7.50	N/A	2:1	15.00	15.00	15.00**,***
Chamise Chaparral	12.68	0	2.22***	N/A	0.5:1	1.11	10.46	11.28***
Eucalyptus Woodland	1.66	0	1.66	N/A	N/A	N/A	N/A	0
Developed	6.27	0	6.15***	0.54	N/A	N/A	0.12	0.26***
Total	**43.6**	**0.48**	**17.53**	**0.54**	**N/A**			**26.62**

* 0.4 acre in existing road easement, 0.08 in proposed trail easement
** includes 0.08 acre of impact neutral associated with proposed trail easement
* **Approximately 0.82 acre of chamise chaparral, 0.19 acre of css, and 0.14 acre of developed habitat will be impacted as a result of the leach fields and tight line in the proposed open space.

6.3 Significance Of Impacts

Generally, there are three levels of adverse impacts associated with biological resources: significant, locally important, and not significant. These levels of impacts were applied to the project site and are used below in the discussion of specific potential impacts. Figures 3 and 5 detail the proposed impact areas and open space.

Coastal Sage Scrub

Approximately 4.95acres of coastal sage scrub will be impacted as a result of the proposed project. Additionally approximately 2.55 acres of disturbed coastal sage scrub will be impacted as a result of the proposed project for a total of 7.50 acres. These impacts would be considered significant.

Chamise Chaparral

Approximately 2.22 acres of this habitat onsite will be impacted as a result of the proposed project. These impacts would be considered significant.

Eucalyptus Woodland

Impacts to the 1.66 acres of eucalyptus woodland habitat onsite would not be considered significant. This area includes paved roads onsite.

Developed

Impacts to the 6.15 acres of developed habitat onsite and 0.54 acre offsite would not be considered significant. This area includes paved and dirt roads, houses, outbuildings and a corral onsite.

Sensitive Plant Species

No sensitive plant species were documented onsite. No impacts to sensitive plant species are expected to occur.

Sensitive Wildlife Species

Impacts to sensitive wildlife species observed, coastal western whiptail, southern mule deer and turkey vulture, as well as sensitive wildlife species with the potential to occur would be considered locally important.

7.0 PROPOSED MITIGATION

Under CEQA, mitigation is required for all significant biological impacts (i.e. impacts within highly constrained areas). In addition, the CDFG 1600 and the ACOE 404 permit

process generally require mitigation for the loss of wetland resources. The following mitigation measures are recommendations to locally important biological impacts. Although mitigation measures are not often required for locally important impacts, local jurisdictions often implement these measures to minimize cumulative impacts within the region.

According to Appendix G of the State CEQA guidelines, the proposed project would have a potentially significant impact to onsite biological resources if it would:

- Have a substantial adverse affect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

7.1 Direct Impacts

Both coastal sage scrub and disturbed coastal sage scrub require the same level of mitigation, so the impacts of their acreage will be combined in the following discussion. Mitigation, per resource, is discussed below with corresponding level of significance after mitigation.

Coastal Sage Scrub

Potential impacts to 7.50 acres of coastal sage scrub will be mitigated at a 2:1 ratio, resulting in required mitigation acreage of 15.00 acres of coastal sage scrub. Conservation of approximately 15.00 acres of coastal sage scrub can be achieved through

an onsite open space easement. An additional 0.79 acre of coastal sage scrub will have to be mitigated in-kind, at an approved location offsite.

Chamise Chaparral

Potential impacts to 2.22 acres of chamise chaparral will be mitigated at a 0.5:1 ratio, resulting in a required mitigation of 1.11 acres of chamise chaparral. Conservation of 1.11 acres of chamise chaparral can be achieved onsite through the proposed open space easement. An additional 9.35 acres of this habitat will be preserved within the open space easement.

Sensitive Wildlife Species

Impacts to the sensitive wildlife species observed onsite and species with a high and moderate potential to occur will be mitigated through the habitat based mitigation for impacts to the coastal sage scrub and chamise chaparral habitats.

7.2 Indirect Impacts

In order to prevent potential significant indirect impacts to breeding raptors, if grading is proposed during the raptor breeding season (January to July) then a pre-construction survey for raptor nests shall be performed no more than three days prior to the initiation of construction. If an active raptor nest is identified onsite then grading shall be postponed until the nest is no longer active.

In order to prevent potential significant indirect impacts to sensitive biological resources in the open space easement, the open space limits will be posted with signs.

7.3 Cumulative Impacts

The proposed project will contribute to the cumulative loss of inland coastal sage scrub and chamise chaparral within the local community of Ramona and unincorporated San Diego County. However, this project's contribution to the cumulative habitat loss will be less than cumulatively considerable due to the following: the project site will preserve 26.62 acres of inland coastal sage scrub and chamise chaparral onsite, in an area adjacent to vacant undeveloped land to the north and east. The preserve exceeds the amount of mitigation acreage required for chamise chaparral impacts and will create a biologically-viable preserve design that will maintain an existing wildlife corridor and will contribute toward a future preserve system in this portion of the County. The project includes a dedicated Limited Building Zone Easement onsite to prohibit construction of habitable structures that would require fire-clearing into the onsite preserve, and will construct fencing and signage to prevent additional indirect habitat impacts. The project will also purchase off-site habitat to mitigate for coastal sage scrub habitat beyond that preserved onsite. The preserved offsite habitat will contribute to the development of biologically-viable areas that support multiple habitats and species. Through these proposed design

and mitigation measures, the project will not have a cumulatively considerable impact to biological resources.

7.4 NCCP/4(d) Conformance Findings

The proposed project has been designed to conform to the Conservation Guidelines provided by the Southern California Coastal Sage Scrub NCCP Process Guidelines (NCCP 2002). The project proposes impacts to approximately 31 percent of the coastal sage scrub and 17 percent of the chamise chaparral onsite. All impacts onsite have been clustered to the maximum extent practical, resulting in a large preserve of designated open space on the northern and eastern portions of the property. In addition, impacts to sensitive resources will be mitigated in conformance with the NCCP process guidelines. As discussed in Section 4.4, the nearby wildlife corridor will not be affected by the proposed project. Impacts to the sensitive species observed onsite include the coastal western whiptail. These impacts will be mitigated through the preservation of coastal sage scrub onsite. The proposed project will be contributing to the future subregional NCCP by preserving approximately 11.48 acres of coastal sage scrub and 10.46 acres of chamise chaparral onsite and an area identified as proposed PAMA on the Draft North County MSCP map. Impacts to sensitive habitat will be mitigated by onsite conservation and by purchasing habitat offsite also contributing to the future Subregional NCCP.

With implementation of the proposed mitigation measures, impacts will be reduced to below a level of significance.

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9.0 CERTIFICATION

This report has been prepared by Robin Church, County Certified Biologist, and Sara Thorne, Associate Biologist.

APPENDIX A

PLANTS SPECIES OBSERVED

APPENDIX A PLANT SPECIES OBSERVED ON THE NEUMANN PROPERTY TPM 20962			
Family Name	**Species Name♦**	**Common Name**	**Habitat**
AGAVACEAE	*Yucca whipplei*	Our Lord's candle	CSS
ANACARDIACEAE	*Malosma laurina*	Laurel sumac	CSS, DCSS, CC
ANACARDIACEAE	*Rhus ovata*	Sugar bush	CSS, DCSS, CC, EW
ANACARDIACEAE	*Toxicodendron diversilobum*	Poison oak	CC
ASTERACEAE	*Artemisia californica*	California sagebrush	CSS, CC, EW
ASTERACEAE	*Artemisia douglasiana*	Douglas mugwort	DCSS
ASTERACEAE	*Baccharis sarothroides*	Broom baccharis	DCSS
ASTERACEAE	*Brickellia californica*	California brickellbush	CSS, CC
ASTERACEAE	*Centaurea calcitrapa♦*	Purple star-thistle	CSS, DCSS, CC, EW
ASTERACEAE	*Centaurea melitensis ♦*	Star-thistle	CSS, DCSS, CC, EW
ASTERACEAE	*Chaenactis artemisiaefolia♦*	White pincusion	CSS
ASTERACEAE	*Chaenactis sp.*	pincushion	CSS
ASTERACEAE	*Conyza canadensis♦*	Horseweed	DCSS
ASTERACEAE	*Eriophyllum confertiflorum*	Golden yarrow	CSS, CC
ASTERACEAE	*Gnaphalium bicolor*	Bicolor cudweed	CSS, CC
ASTERACEAE	*Gnaphalium californicum*	California everlasting	CSS, DCSS
ASTERACEAE	*Hazardia squarrosus*	Sawtooth goldenbush	CSS, DCSS, CC
ASTERACEAE	*Heterotheca grandiflora*	Telegraph weed	CSS, DCSS, CC
ASTERACEAE	*Stephanomeria sp.*	Wreathplant	CSS, DCSS
ASTERACEAE	*Stephanomeria virigata*	Twiggy wreath plant	CSS, DCSS
BORAGINACEAE	*Cryptantha sp.*	Cryptantha	CSS, DCSS
BRASSICACEAE	*Brassica nigra♦*	Black mustard	CSS, DCSS, CC, EW
CAPRIFOLIACEAE	*Sambucus caerulea*	Blue elderberry	CSS
CHENOPODIACEAE	*Salsola tragus♦*	Russian thistle	DCSS, EW
CONVOLVULACEAE	*Cuscuta californica*	Witch's hair	CC
CUCURBITACEAE	*Marah macrocarpus*	Wild cucumber	EW
ERICACEAE	*Xylococcus bicolor*	Mission manzanita	CC
FABACEAE	*Lotus argophyllus*	Silverleaf lotus	CC
FABACEAE	*Lotus scoparius*	Deerweed	CSS, DCSS, CC
FABACEAE	*Lupinus hirsutissimus*	Stinging lupine	CSS, DCSS
FABACEAE	*Quercus agrifolia*	Coast live oak	CSS
FABACEAE	*Quercus berberidifoliai*	Scrub oak	CSS, CC
HYDROPHYLLACEAE	*Eriodictyon crassifolium*	Yerba santa	CSS
HYDROPHYLLACEAE	*Phacelia cicutaria*	Caterpillar phacelia	CSS, CC, EW
LAMIACEAE	*Salvia apiana*	White sage	CSS, CC, EW
LAMIACEAE	*Salvia columbariae*	Chia	CSS, DCSS, CC
MALVACEAE	*Malacothamnus fasciculatus*	Bush mallow	CSS, DCSS
MYRTACEAE	*Eucalyptus globulus♦*	Tasmanian blue gum	EW
ONAGRACEAE	*Camissonia californica*	Mustard evening primrose	CSS, DCSS
POACEAE	*Avena sp.♦*	Wild oat	CSS, DCSS
POACEAE	*Bromus rubens ♦*	Foxtail chess	CSS, DCSS
POACEAE	*Lamarckia aurea♦*	Goldentop	CC

APPENDIX A PLANT SPECIES OBSERVED ON THE NEUMANN PROPERTY TPM 20962			
POACEAE	*Melica imperfecta*	Coast range melic	CSS
POACEAE	*Nassella pulchra*	Purple needlegrass	CSS, CC
POACEAE	*Vulpia sp.* ♦	fescue	CSS, DCSS
POLEMONIACEAE	*Navarretia atractyloides*	Skunkweed	CSS, CC
POLYGONACEAE	*Eriogonum fasciculatum*	California buckwheat	CSS, DCSS, CC, EW
POLYPODIACEAE	*Dryopteris arguta*	Coastal wood fern	CSS
RANUNCULACEAE	*Clematis ligusticifolia*	Virgin's bower	CSS
RHAMNACEAE	*Ceanothus leucodermis*	Whitebarked lilac	CSS, CC
RHAMNACEAE	*Rhamnus ilicifolia*	Holly-leaf redberry	CSS
ROSACEAE	*Adenostoma fasciculatum*	Chamise	CC
ROSACEAE	*Heteromeles arbutifolia*	Toyon	CC
ROSACEAE	*Prunus ilicifolia*	Holly-leaf cherry	CC
SCROPHULARIACEAE	*Antirrhinum nuttallianum*	Nuttall's snapdragon	CSS
SCROPHULARIACEAE	*Mimulus sp.*	Monkey flower	CSS
SCROPHULARIACEAE	*Scrophularia californica*	California bee plant	CSS, CC
SOLANACEAE	*Nicotiana glauca* ♦	Tree tobacco	DCSS, EW
SOLANACEAE	*Solanum americanum* ♦	White nightshade	CSS
♦ = Non-native Plant Species			

CSS- Coastal Sage Scrub, DCSS- Disturbed Coastal Sage Scrub, CC- Chamise Chaparral, EW- Eucalyptus Woodland

APPENDIX B

WILDLIFE SPECIES OBSERVED

APPENDIX B

WILDLIFE SPECIES OBSERVED ON THE NEUMANN PROPERTY

Common Name	Scientific Name	Habitat Observed *	# Observed (estimate)
Insects			
Behr's metalmark	*Apodemia mormo virgulti*	DCSS	11
Cabbage white	*Artogeia rapae*	DCSS	14
Checkered Skipper	*Pyrgus albescens*	DCSS	1
Fly	**Family** *Muscidae*	DEV	many
Grasshopper	**Family** *Acrididae*	DEV	many
Honey bee	*Apis mellifera*	DCSS	many
Millipede	**Family** Diplopoda	DCSS	2
Sara orangetip	*Anthocharis sara*	DCSS	16
Southern blue	*Glaucopsyche lygdamus australis*	DCSS	7
Unidentified blue	**Subfamily** Polyommatinae	DCSS	8
Reptiles			
Western fence lizard	*Sceloporus occidentalis*	CC	1
Western whiptail	*Cnemidophorus tigris multiscutatus*	DCSS	1
Birds			
Bewick's wren	*Thryomanes bewickii*	CC	5
Bushtit	*Psaltriparus minimus*	DCSS	7
California quail	*Callipepla californica*	CSS, DCSS	>60
California thrasher	*Toxostoma redivivum*	CC	6
California towhee	*Pipilo crissalis*	CSS, EW	9
Common raven	*Corvus corax*	CSS, CC	14
Costa's hummingbird	*Calypte costae*	CSS	3
House finch	*Carpodacus mexicanus*	EW	many
Lesser goldfinch	*Carduelis psaltria*	CSS	6
Mourning dove	*Zenaida macroura*	CSS	5
Northern mockingbird	*Mimus polyglottos*	CSS	1
Red-tailed hawk	*Buteo jamaicensis*	OH	3
Rufous-sided towhee	*Pipilo erythrophthalmus*	CC	12
Scrub jay	*Aphelocoma californica*	EW	11
Turkey vulture	*Cathartes aura meridionalis*	OH	7
Western tanager	*Piranga ludoviciana*	EW	1
Wrentit	*Chamaea fasciata*	CC	3
Mammals			
Coyote	*Canis latrans clepticus*	CSS	scat
Woodrat	*Neotoma* sp.	CSS	scat, nest
Gopher	*Thomomys bottae*	CSS	holes
Mule deer	*Odocoileus hemionus fuliginata*	DEV	tracks

CSS-Coastal Sage Scrub, DCSS-Disturbed Coastal Sage Scrub, CC-Chamise Chaparral, EW-Eucalyptus Woodland, OH-Overhead

APPENDIX C

SENSITIVE PLANT SPECIES WITH THE POTENTIAL TO OCCUR

APPENDIX C
SENSITIVE SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NEUMANN PROPERTY (USGS RAMONA QUADRANGLE)

Species	Growth form/Bloom Period	CNPS	R-E-D	State	Federal	Potential to Occur Onsite
ACANTHOMINTHA ILICIFOLIA "San Diego thorn-mint"	Annual herb April - June	1B	2-3-2	CE MSCP Covered	FT	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
ATRIPLEX PARISHII "Parish's brittlescale"	Annual herb June- October	1B	3-3-2	None	SOC	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
BACCHARIS VANESSAE "Encinitas baccharis"	Shrub (deciduous) August - November	1B	2-3-3	CE MSCP Covered	FT	Low, would have been observed during site visit.
BRODIAEA ORCUTTII "Orcutt's brodiaea"	Perennial herb (bulbiferous) May - July	1B	1-3-2	None MSCP Covered	SOC	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
CEANOTHUS CYANEUS "Lakeside ceanothus"	Shrub (evergreen) April - June	1B	3-2-2	None MSCP Covered	SOC	Low, would have been observed during site visit.
CHORIZANTHE LEPTOTHECA "Peninsular spineflower"	Annual herb May - August	4	1-2-2	None	None	High, appropriate habitat and is known from the region.
ERODIUM MACROPHYLLUM "round-leaved filaree"	Annual herb March - May	2	2-3-1	None	None	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
GILIA CARUIFOLIA "caraway-leaved gilia"	Annual herb May - August	4	1-1-1	None	None	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
HARPAGONELLA PALMERI "Palmer's grapplinghook"	Annual herb March - May	4	1-2-1	None	SOC	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
HORKELIA TRUNCATA "Ramona horkelia"	Perennial herb May - June	1B	3-1-2	None	None	Low, would have been observed during site visit.
LEPECHINIA CARDIOPHYLLA "heart-leaved pitcher sage"	Shrub April - June	1B	3-2-2	None MSCP Covered	SOC	Low, would have been observed during site visit.
LOTUS NUTTALLIANUS "Nuttall's lotus"	Annual herb March - June	1B	3-3-2	None MSCP Covered	SOC	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
MACHAERANTHERA JUNCEA "rush-like bristleweed"	Perenneial herb June - January	4	1-1-1	None	None	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
MONARDELLA HYPOLEUCA SSP. LANATA "felt-leaved monardella"	Perennial herb (rhizomatous) June - August	1B	2-2-2	None MSCP Covered	None	Moderate, appropriate habitat, but not known from the region.
NAVARRETIA FOSSALIS "spreading navarretia"	Annual herb April - June	1B	2-3-2	None	FT	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
NOLINA CISMONTANA "chaparral nolina"	Shrub (evergreen)May - July	1B	3-2-3	None	SOC	Low, would have been observed during site visit.
PIPERIA LEPTOPETALA "narrow-petaled rein orchid"	Perennial herb May - July	4	1-1-3	None	None	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.

APPENDIX C
SENSITIVE SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NEUMANN PROPERTY (USGS RAMONA QUADRANGLE)

Species	Growth form/Bloom Period	CNPS	R-E-D	State	Federal	Potential to Occur Onsite
POLYGALA CORNUTA VAR. FISHIAE "Fish's milkwort"	Shrub (deciduous) May - August	4	1-1-2	None	None	Low, would have been observed during site visit.
SATUREJA CHANDLERI "San Miguel savory"	Perennial herb March - July	1B	2-2-2	None MSCP Covered	None	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
SENECIO GANDERI "Gander's ragwort"	Perennial herb April - May	1B	3-2-3	CR	SOC	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
SIBAROPSIS HAMMITTII "Hammitt's clay-cress"	Annual herb March - April	1B	3-2-3	None	None	Low, due to lack of appropriate soils and habitat, and would have been observed during site visit.
TETRACOCCUS DIOICUS "Parry's tetracoccus"	Shrub (deciduous) April - May	1B	3-2-2	None MSCP Covered	SOC	Low, would have been observed during site visit.

APPENDIX D

SENSITIVE WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR

APPENDIX D
SENSITIVE ANIMAL SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NUEMANN PROPERTY

Common Name	Scientific name	Federal/ State Status	Habitat	Potential On-Site
INSECTS				
Hermes copper	*Lycaena hermes*	SOC/CSC	Coastal sage scrub, mixed chaparral and chamise chaparral; 0-3000ft. Host plant *Rhamnus crocea*, in proximity to *Eriogonum fasciculatum*.	Low, the host plant *Rhamnus crocea* was not observed onsite.
Monarch butterfly	*Danaus plexippus*	-/CSC	Wintering sites composed of grassland, oak woodlands and montaine meadows; host plant milkweed (*Asclepias* sp.). 500 to over 3000ft.	Low, due to lack of suitable habitat and host plant was not observed.
Quino Checkerspot	*Euphydryas editha quino*	FE/SOC	Open shrub habitats, primary host plant is *Plantago erecta.*	Low, due to the lack of host plants and the species was not observed during focused surveys.
AMPHIBIANS				
Western spadefoot toad	*Scaphiopus hammondii*	SOC/CSC	Grassland situations can occasionally occur in valley-foothill hardwood woodlands. Populations may persist a few years in orchard-vineyard habitats; 0-3000ft.	Low, due to lack of suitable habitat.
REPTILES				
Coastal rosy boa	*Charina trivirgata roseofusca*	SOC/CSC	Coastal sage scrub, mixed chaparral, oak woodlands and chamise chaparral. Often found in association with rock outcrops; 0-6800 ft.	High, suitable habitat occurs onsite.
Coast patch-nosed snake	*Salvadora hexalepis virgultea*	SOC/CSC	Grass, chaparral, woodland, desert and coastal sage scrub. Found near rock outcrops with adjacent seasonal drainages; 0-3000ft.	High, suitable habitat occurs onsite.
Northern red diamond rattlesnake	*Crotalus ruber ruber*	SOC/CSC	Coastal sage scrub, mixed chaparral, open grassy areas and agricultural areas, chamise chaparral, pinon juniper and desert scrub; 0-3000ft.	High, suitable habitat occurs onsite.
Orange-throated whiptail	*Cnemidophorus hyperythrus*	SOC/CSC Protected	Can be found in coastal sage scrub, mixed chaparral, grassland, riparian, and chamise chaparral habitats. Open hillsides with brush and rock, well drained soils; 0-1000ft.	Low, due to lack of suitable habitat.
San Diego banded gecko	*Coleonyx variegatus abbotti*	SOC/--	This species is uncommon in coastal scrub and chaparral mostly occurring in granite or rocky out crops in this habitat (Zeiner *et. al.* 1988).	Moderate, suitable habitat occurs onsite, however this species is not known from the region.

APPENDIX D
SENSITIVE ANIMAL SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NUEMANN PROPERTY

Common Name	Scientific name	Federal/ State Status	Habitat	Potential On-Site
San Diego horned lizard	*Phrynosoma coronatum blainvillei*	SOC/CSC	Occurs in valley-foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper and annual grass habitats; needs open areas for basking, ants and other insect prey. 0-8000ft.	Low, due to lack of suitable habitat.
San Diego ringneck snake	*Diadophis punctatus similis*	County Sensitive	Coastal sage scrub, mixed chaparral, riparian, oak woodlands, chamise chaparral, mixed conifer, closed cone forest in moist micro-habitats. Can be found on surface during winter after rainfalls or during spring; 0 -7200 ft.	Low due to lack of moist habitat onsite.
Silvery legless lizard	*Anniella pulchra pulchra*	SOC/CSC	Coastal sage scrub, grassland, riparian and coastal desert dunes. Found in sandy loam and areas of accumulated leaf litter beneath shrubs and trees in moist micro-habitats; 0 to 5000 ft.	Low due to lack of moist habitat onsite.
MAMMALS				
American badger	*Taxidea taxus*	--/CSC	This species is most abundant in drier open stages of most shrub, forest, and herbaceous habitats; 0 to over 3000ft.	Low, due to lack of suitable habitat.
Big free-tailed bat	*Nyctinomops macrotis*	--/CSC	This species is found in a variety of plant associations including desert scrub, various woodlands and coniferous forests. Is a colonial roosting species that is typically found in crevices of rugged cliffs and high, rocky outcrops; 0 to 3000ft.	Low, do to lack of suitable roosting locations onsite.
Dulzura California pocket mouse	*Chaetodipus californicus femoralis*	SOC/CSC	Occupies coastal sage scrub, mixed chaparral, oak woodland, chamise chaparral, and mixed conifer habitats; 0 to over 3000ft.	Low, this species is not known from the region.
Fringed Myotis	*Myotis thysanodes*	SOC/CSC	This species may be found in a variety of plant communities including desert scrub, oak woodlands, and pinyon-juniper forests. It is a colonial species that prefers caves, mines and abandoned buildings for roost sites. 0-9300 ft., optimal 4000-7000 ft.	Low, due to lack of permanent water and roosting onsite.
Greater western mastiff bat	*Eumops perotis californicus*	SOC/CSC	Open semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban. Crevices in cliff faces, high buildings, trees, and tunnels are required for	Low, do to lack of suitable roosting locations onsite.

APPENDIX D
SENSITIVE ANIMAL SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NUEMANN PROPERTY

Common Name	Scientific name	Federal/ State Status	Habitat	Potential On-Site
Long-eared myotis	*Myotis evotis*	SOC/---	They are found in most brush, woodland, and forest habitats from sea level to 9000 feet, but more typically occurs in coniferous forests at elevations above 7000 feet. Roosts in buildings, crevices, bark, and snags.	Low, due to lack of suitable habitat.
Long-legged myotis	*Myotis volans*	SOC/---	Most common in woodland and forests above 4000 ft. Also in chaparral, coastal scrub, Great Basin shrub, and early successional stages of woodlands. Uncommon in desert and arid grassland. Roosts in rock crevices, buildings, bark, snags, mines, and caves. Feeds over water and open habitat. 0-11400 ft.	Low, due to lack of suitable habitat.
Mountain Lion	*Felis concolor*	County Sensitive	Species found in a variety of different habitats from desert to coast range forest; 0 to 10,000ft.	High, this species primary food source was observed by track onsite.
Northwestern San Diego pocket mouse	*Chaetodipus fallax fallax*	SOC/CSC	Nocturnal. Found in coastal sage scrub and mixed and chamise chaparral. Seeks cover in rocky/gravelly areas with a yucca overstory; 500-3000ft	Low, due to lack of yucca overstory onsite.
Pallid bat	*Antrozous pallidus*	--/CSC	Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, desert wash and desert scrub. Prefers snags (especially oak), rocky outcrops, cliffs and crevices with access to open habitats for foraging; 0-6000ft.	Low, do to lack of suitable roosting locations onsite.
Pocketed free-tailed bat	*Nyctinomops femorosaccus*	--/CSC	This species is found in a variety of plant associations including desert scrub, coastal scrub and pine oak woodlands. Is a colonial roosting species that is typically found in crevices of rugged cliffs and high, rocky outcrops; 0 to 3000ft.	Low, do to lack of suitable roosting locations onsite.
Ringtail	*Bassariscus astutus*	County Sensitive	Nocturnal; found in mixed and chamise chaparral. Nests in rock recesses, hollow trees, logs, snags, abandoned burrows, or woodrat nests; 500 to over 3000ft.	Low, due to lack of permanent water source onsite.

APPENDIX D
SENSITIVE ANIMAL SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NUEMANN PROPERTY

Common Name	Scientific name	Federal/ State Status	Habitat	Potential On-Site
San Diego black-tailed jackrabbit	*Lepus californicus bennetti*	SOC/CSC	Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, mixed conifer, and closed cone forest and open areas. Common in irrigated pastures and row crops; 0 to over 3000ft.	Low, due to lack of suitable habitat.
San Diego desert woodrat	*Neotoma lepida intermedia*	SOC/CSC	Nocturnal in coastal sage scrub, desert, oak woodlands, chamise chaparral and rocks in moderate to dense vegetation. Most abundant in rocky areas -- prefers rock outcrops and crevices for nest sites, but also builds nests in low branches of trees. 500-3000ft.	Moderate, woodrat nests were observed onsite.
Small-footed myotis	*Myotis ciliolabrum*	SOC/--	Occurs in arid uplands -- woody and brushy habitats near water. Roosts in caves, buildings, mines, crevices, bridges, and bark. 0 - 8000 ft.	Low, due to lack of permanent water and roosting onsite.
Southern grasshopper mouse	*Onychomys torridus ramona*	SOC/CSC	Nocturnal in coastal sage scrub, mixed chaparral, grassland, and chamise chaparral. Low to moderate shrub cover is preferred; 500-3000ft.	Low, due to lack of suitable habitat.
Stephen's Kangaroo Rat	*Dipodomys stephensi*	FE/ST	Occurs primarily in annual and perennial grassland habitats, but may occur in coastal sage scrub with sparse canopy cover, or in disturbed areas.	Low, due to lack of appropriate habitat and lack of friable soils.
Yuma myotis	*Myotis yumanensis*	SOC/CSC	Mixed chaparral, riparian, oak woodland and pinon juniper. Optimal habitats are open forests and woodlands with sources of water over which to feed; roosts in buildings, mines, caves, bridges, crevices, and abandoned swallow nests. Sea level to 11,000 feet, but uncommon above 8000 feet.	Low, due to lack of permanent water and roosting onsite.
BIRDS				
Bell's sage sparrow	*Amphispiza belli belli*	SOC/CSC	Coastal sage scrub, mixed and chamise chaparral. Nests well hidden in sagebrush or other scrub; 0-3000ft.	High, suitable habitat occurs onsite.
Burrowing owl	*Athene cunicularia hypugea*	SOC/CSC	Open, dry grasslands agricultural and range lands, and desert habitats of low growing vegetation (associated with burrowing animals); 0-1000ft.	Low, due to lack of suitable habitat.
California gnatcatcher	*Polioptila californica californica*	FT/CSC	Most numerous in low, dense coastal sage scrub habitat of coastal hills.	Low, this species was not observed during the focused survey.

APPENDIX D
SENSITIVE ANIMAL SPECIES WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE NUEMANN PROPERTY

Common Name	Scientific name	Federal/ State Status	Habitat	Potential On-Site
Cooper's Hawk	*Accipiter cooperi*	--/CSC (nesting)	Uncommon migrant and winter vistitor, rare summer resident, during migration and winter found throughout SD County. Found in oak woodlands or edges of woods, nests in tall trees.	Moderate, due to presence of eucalyptus trees onsite, although no nests were observed.
Golden eagle	*Aquila chrysaetos canadensis*	--/CSC Fully protected	Mountains, foothills, and adjacent grassland, open areas and canyons; 0-11,500 ft. (nesting/wintering)	Low, due to lack of suitable habitat.
Loggerhead shrike	*Lanius ludovicianus*	SOC/CSC	Roadside vegetation, thickets, savanna, coastal sage scrub, grasslands, riparian, oak woodlands and desert scrub and wash or any open country with high perches as lookouts; 0-3000ft.	Low, due to lack of suitable habitat.
Northern harrier	*Curcus cyaneus hudsonius*	--/CSC	Grasslands and salt, alkali and freshwater marshes; 0-1000ft. Nests on ground in shrubby vegetation, usually emergent wetlands or along rivers or lakes. May also nest in grasslands, grain fields, or on sagebrush flats several miles from water.	Low, due to lack of wetlands onsite.
Rufous-crowned sparrow	*Aimophila ruficeps canescens*	SOC/CSC	Favors steep and rocky coastal sage scrub. Also seeks scattered grass in sage scrub and colonizes grass that grows as a successional stage following brush fires (Unitt 1984).	Moderate, suitable habitat occurs onsite.
Sharp-shinned hawk (nesting)	*Accipiter striatus*	--/CSC	Open woodlands, residential, larger trees for nesting. Uncommon migrant and winter visitor, casual summer visitor; nesting has not been documented in San Diego County (Unitt 1984).	Low, due to lack of suitable habitat.
Townsend's western big-eared bat	*Corynorhinus townsendii*	SOC/CSC	Found in all but subalpine and alpine habitats. Requires caves, mines, tunnels, buildings, or other human-made structures for night, day, hibernation or maternity roosts. 500-10,000 ft.	Low, due to lack of suitable roosting locations onsite.

* = Appendix E – Sensitivity Codes

APPENDIX E

SENSITIVITY CODES

APPENDIX E
SENSITIVITY CODES

FEDERAL SPECIES DESIGNATIONS (USFWS 2001)

Category	
FE	Federal Endangered species
FT	Federal Threatened species
FPE	Taxa proposed to be listed as Endangered.
FPT	Taxa proposed to be listed as Threatened.
SOC	Species of Concern (former Candidate Species)

STATE SPECIES DESIGNATIONS (CDFG 2000)

Category	
SE	State listed as Endangered.
ST	State listed as Threatened.
SR	State-listed Rare
SCE	State candidate for listing as Endangered.
SCT	State candidate for listing as Threatened.
CSC	CDFG "Species of Special Concern".

CALIFORNIA NATIVE PLANT SOCIETY DESIGNATIONS (CNPS 2003)

The CNPS Lists

List 1 Plants of highest priority.
- 1A Plants presumed extinct in California.
- 1B Plants rare, threatened or endangered in California and elsewhere.

List 2 Plants rare, threatened or endangered in California, but more common elsewhere.

List 3 Plants about which we need more information. (A Review List)

List 4 Plants of limited distribution (A Watch List).

The R-E-D Code

R (Rarity)
- 1 Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time.
- 2 Distributed in a limited number of occurrences, occasionally more if each occurrence is small.
- 3 Distributed in one to several highly restricted occurrences, or present in such small numbers that it is seldom reported.

E (Endangerment)
- 1 Not endangered.
- 2 Endangered in a portion of its range.
- 3 Endangered throughout its range.

D (Distribution)
- 1 More or less widespread outside California.
- 2 Rare outside California.
- 3 Endemic to California.

APPENDIX F

CALIFORNIA GNATCATCHER REPORT

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Dan Marquez
Permit Coordinator
USFWS –CFO
6010 Hidden Valley Road
Carlsbad, CA 92009

October 2, 2006

RE: 45 day Summary Report of the California Gnatcatcher Surveys for the Neumann Property (USFWS TE-812206-3)

Dear Mr. Marquez,

Pursuant to term and condition 9 of Permit TE-812206-3 I am providing the following summary report for the presence/absence survey for the California gnatcatcher on the Neumann Property.

Introduction

I conducted focused surveys for the California gnatcatcher on the 39.40 gross acres Neumann Parcel in the eastern portion of the Community of Ramona, in East San Diego County, just north of Highway 78 on Ramona View Drive and is accessible from this intersection (Figure 1).

Geographical Limits of the Study Area

The project site is shown on the Ramona 7.5' USGS Quadrangle, Section 12, Township 13 South, Range 1 East. The project is located in Ramona, in the eastern portion of the County of San Diego, just north of Highway 78 on Ramona View Drive and is accessible from this intersection. Topography on-site is generally sloping to the west and south. Elevations on-site range from approximately 1640 feet above mean sea level in the southwest, to approximately 2200 feet above mean sea level at the north east. The highest elevations are in the northeast with the lowest elevations in the southwest portion of the property (Figures 1 and 2).

Current land use consists of existing houses, outbuildings, dirt roads and a horse corral. The site is located in area of undeveloped lands with a small rural-residential area to the west.

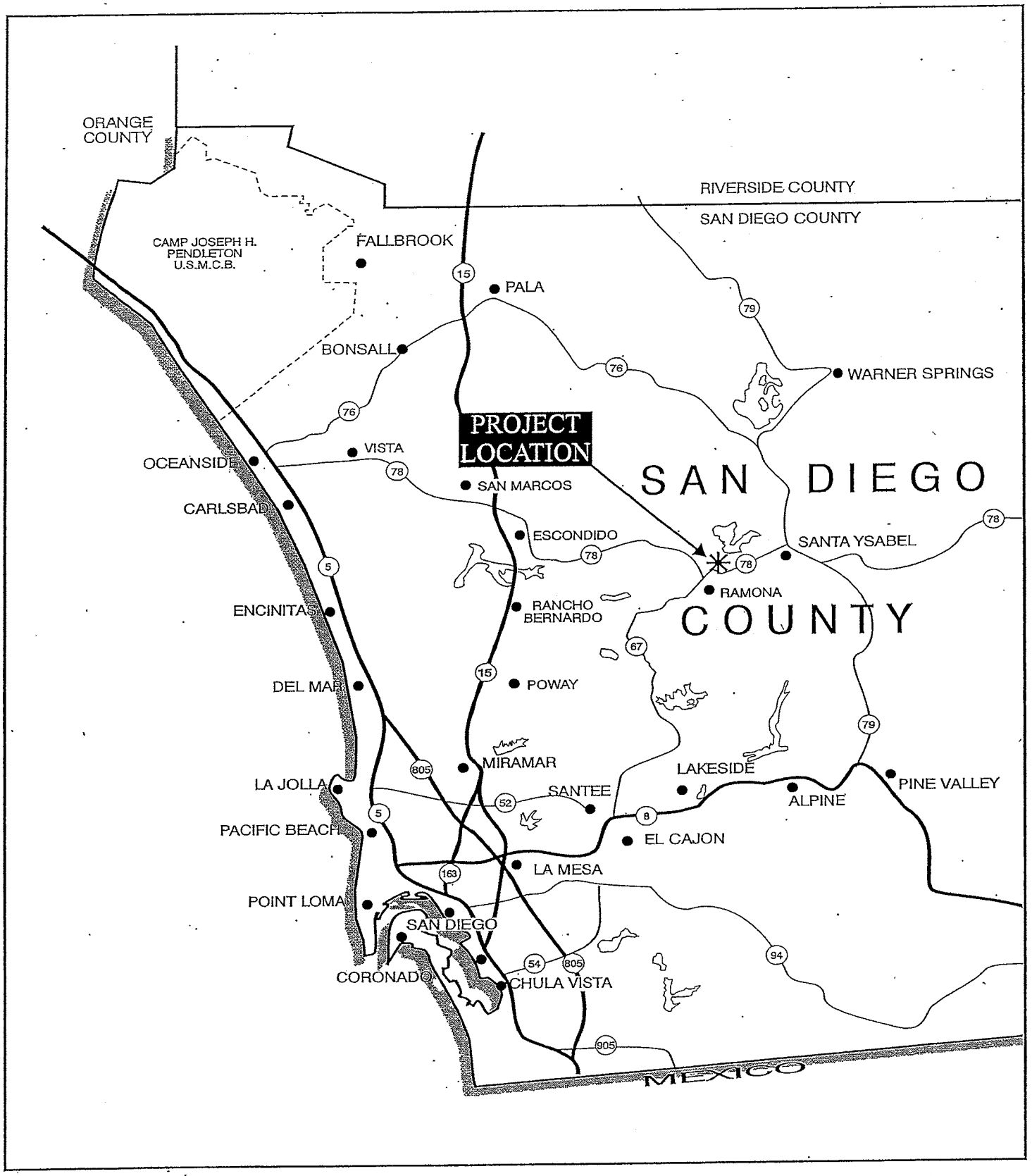
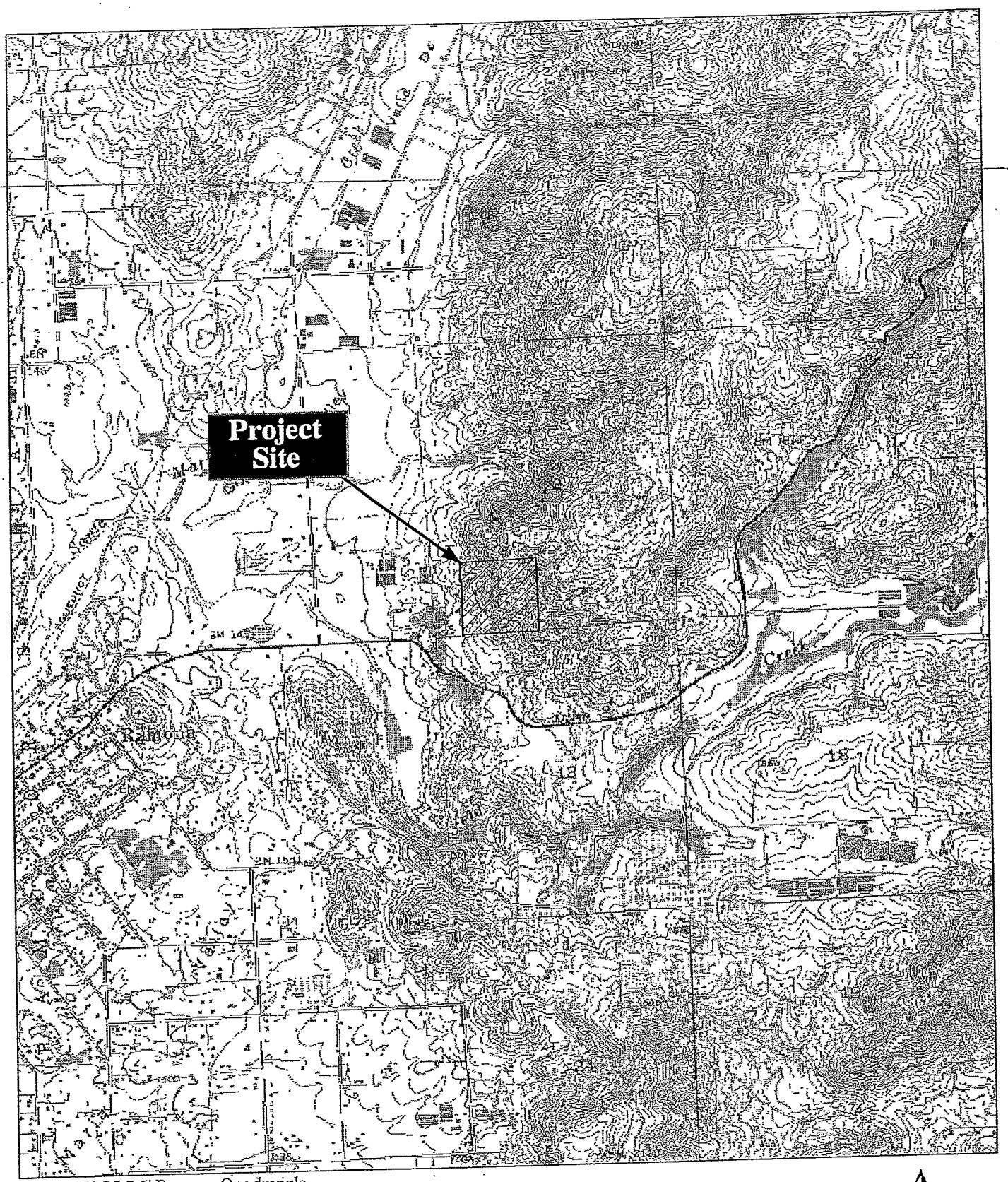


Figure 1
Regional Location Map



Source: USGS 7.5' Ramona Quadrangle

Figure 2
Project Location
Neumann Property

N

Feet

0 1,000 2,000

Habitats:

Habitat descriptions are based on the County of San Diego's Biological Mapping Requirements (Oberbaurer 1998), however, it has been shown that habitats on the project sites in San Diego County are often not pristine and rarely fit into one description. Therefore the best fit definition based on the County's current descriptions are provided. The project site currently supports five habitat types: inland coastal sage scrub, inland coastal sage scrub-disturbed, chamise chaparral, eucalyptus woodland and developed.

Diegan Coastal Sage Scrub-Inland (Habitat Code 32520)

Approximately 15.16 acres of this habitat occurs on a northwestern facing slope within the project site. This area is dominated by typical coastal sage scrub shrub species such as coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), chamise (*Adenostoma fasciculatum*), coast live oak (*Quercus agrifolia*) and white sage (*Salvia apiana*). In addition typical annuals and perennials observed within this habitat include California bee plant (*Scrophularia californica*), virgin's bower (*Clematis* sp.) and caterpillar phacelia (*Phacelia cicutaria* var. *hispida*).

Diegan Coastal Sage Scrub-Inland Disturbed (Habitat Code 32520)

Approximately 3.69 acres of this habitat occurs in two previously graded and brushed areas within the project site. This area is dominated by typical coastal sage scrub shrub species such as coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), chamise (*Adenostoma fasciculatum*), coast live oak (*Quercus agrifolia*) and white sage (*Salvia apiana*). In addition typical annuals and perennials observed within this habitat include California bee plant (*Scrophularia californica*), virgin's bower (*Clematis* sp.) and caterpillar phacelia (*Phacelia cicutaria* var. *hispida*).

Chamise Chaparral (Habitat Code: 37200)

Mature chamise chaparral covers approximately 12.68 acres of the site. It consists of tall-statured stands (between 1.5 and 3 meters) heavily dominated by chamise (*Adenostoma fasciculatum*). Some other species occurring on-site are scrub oak (*Quercus berberidifolia*), Mexican manzanita (*Arctostaphylos pungens*), sugar bush (*Rhus ovata*), California brickellbush (*Brickellia californica*) and chaparral whitethorn (*Ceanothus leucodermis*). Overall, the brush is very dense, but there are some small openings. There is little leaf litter or understory in this habitat except in minor drainages that have gentle slopes.

Eucalyptus Woodland (Habitat Code: 11100)

This habitat on-site is composed of mature eucalyptus trees (*Eucalyptus* sp.) with a disturbed and partly landscaped under story. This habitat serves as a habitat for rapture nests. This habitat occurs along the western portion of the site. Approximately 1.66 acres of this habitat occurs on-site.

Developed (Habitat Code 12000)

Approximately 6.20 acres of disturbed habitat occurs on-site. This area is associated with dirt access roads, graded parking areas, existing houses, outbuildings and a horse corral.

CAGN Survey Methods

The site was surveyed on foot, habitats and survey routes mapped (Figure 3) by Robin Church. Species were identified directly by sight or by vocalizations, and indirectly by scat, tracks, or burrows. Focused surveys were performed for the California gnatcatcher on following dates shown in Table 1, below.

Table 1
Surveys performed on the Neumann Property

Date	Time	Survey	Temperature (°F)	Sky	Wind (mph)	Observers
9/4/06	7:30 - 9:30	CAGN	69-91°	Clear	0-5	RC
9/11/06	7:00 – 8:45	CAGN	58-73°	Clear	0-5	RC
9/18/06	8:00 to 9:50	CAGN	59-84°	Clear	0-5	RC

Three presence/absence surveys for the coastal California gnatcatcher (CAGN) were completed by USFWS permitted biologist Robin Church (Permit # TE-812206-3). Each survey was conducted at least one week apart, within the coastal sage scrub and open southern mixed chaparral onsite. Taped vocalizations of the gnatcatcher were played only to illicit an initial response. Approximately 29.30 acres were covered per survey day.

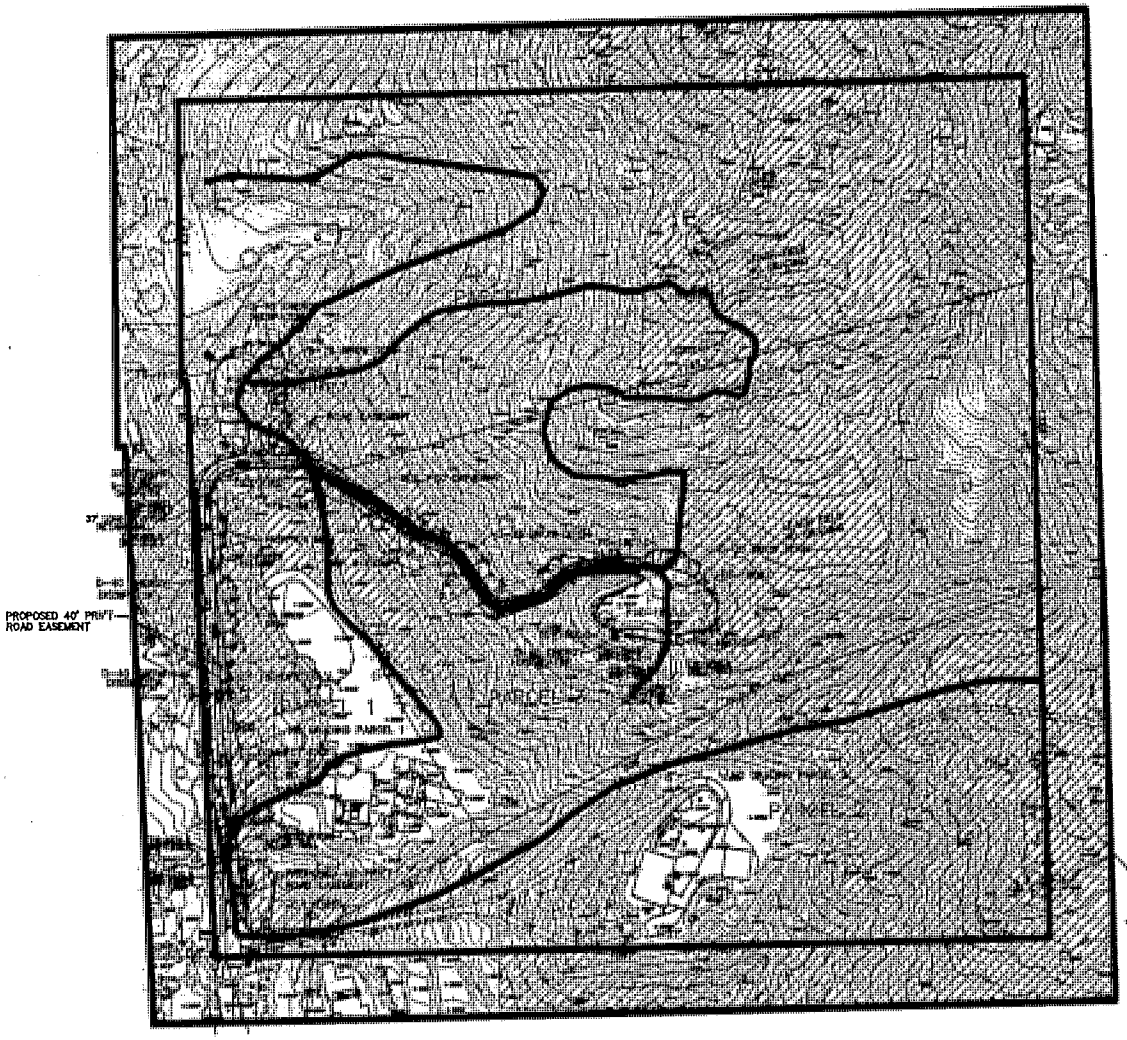
Results

The California gnatcatcher is a small gray songbird that is resident of scrub dominated communities. USFWS protocol requires a minimum of three surveys, at least one week apart, to determine presence/absence of this species. Sufficient time was spent in all appropriate habitats to determine the presence/absence of the California gnatcatcher.

No California gnatcatchers were observed on the Neumann Property.

Robin Church
Robin Church, Principal

10/2/2006
Date



Legend:

- Inland Coastal Sage Scrub (15.16 acres)
  Habitat Code: 32520
- Inland Coastal Sage Scrub- Disturbed (3.69 acres)
  Habitat Code: 32520
- Chamise Chaparral (12.68 acres)
  Habitat Code: 37200
- Eucalyptus Woodland (1.66 acres)
  Habitat Code: 11100
- Developed (6.21 acres)
  Habitat Code: 12000
- Survey Route
- Property Line
- 100' Off-Site

NORTH

Scale 1"=200'

RC
Biological Consulting, Inc.

Habitat and Survey Route Map of the Neumann Property TPM 20962

Figure 3

APPENDIX G

QUINO CHECKERSPOT BUTTERFLY REPORT

RC BIOLOGICAL CONSULTING, Inc.
4215 Spring Street, Suite 321, La Mesa, CA 91941
Phone: (619) 463-1072 fax: (619) 463-0859
email: info@rcbio.com

Mr. Daniel Marquez
U. S. Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, California 92009

Subject: 45-Day Report for the Neumann Quino Checkerspot Butterfly Flight Survey, Ramona, San Diego County, California PERMIT #TE-812206-3

Dear Mr. Marquez:

This report documents the results of seven (7) flight survey visits conducted by Robin Church (Permit #TE-812206-3) for the presence of the federally endangered Quino checkerspot butterfly (*Euphydryas editha quino*) on the Nuemann property (APN: 280-130-03). Quino checkerspot butterfly was not observed during the survey. Dwarf plantain (*Plantago erecta*), the Quino checkerspot butterfly's primary host plant, was not observed onsite. Also, no secondary host plants were observed onsite.

Site Location and Description

The 34.90 acre project area is located in the eastern portion of the community of Ramona, in San Diego County within the foothills and interior valleys of the region. The project area is shown on the Ramona 7.5' USGS Quadrangle, Section 12, Township 13 South, Range 1 East (Figures 1 & 2). The property includes rolling hills, with higher hilltops outside project the area. Topography on-site is generally sloping to the west and south. Elevations on-site range from approximately 1640 feet above mean sea level in the southwest, to approximately 2200 feet above mean sea level at the north east. The highest elevations are in the northeast with the lowest elevations in the southwest portion of the property.

The soils on the property are Cieneba very rocky coarse sandy loam, thirty to seventy-five percent slopes, Cieneba rocky coarse sandy loam, nine to thirty percent slopes and Vista coarse sandy loam, five to nine percent slopes (Bowman 1973).

Current land use consists of existing houses, outbuildings, dirt roads and a horse corral. The site is located in area of undeveloped lands with a small rural-residential area to the west.

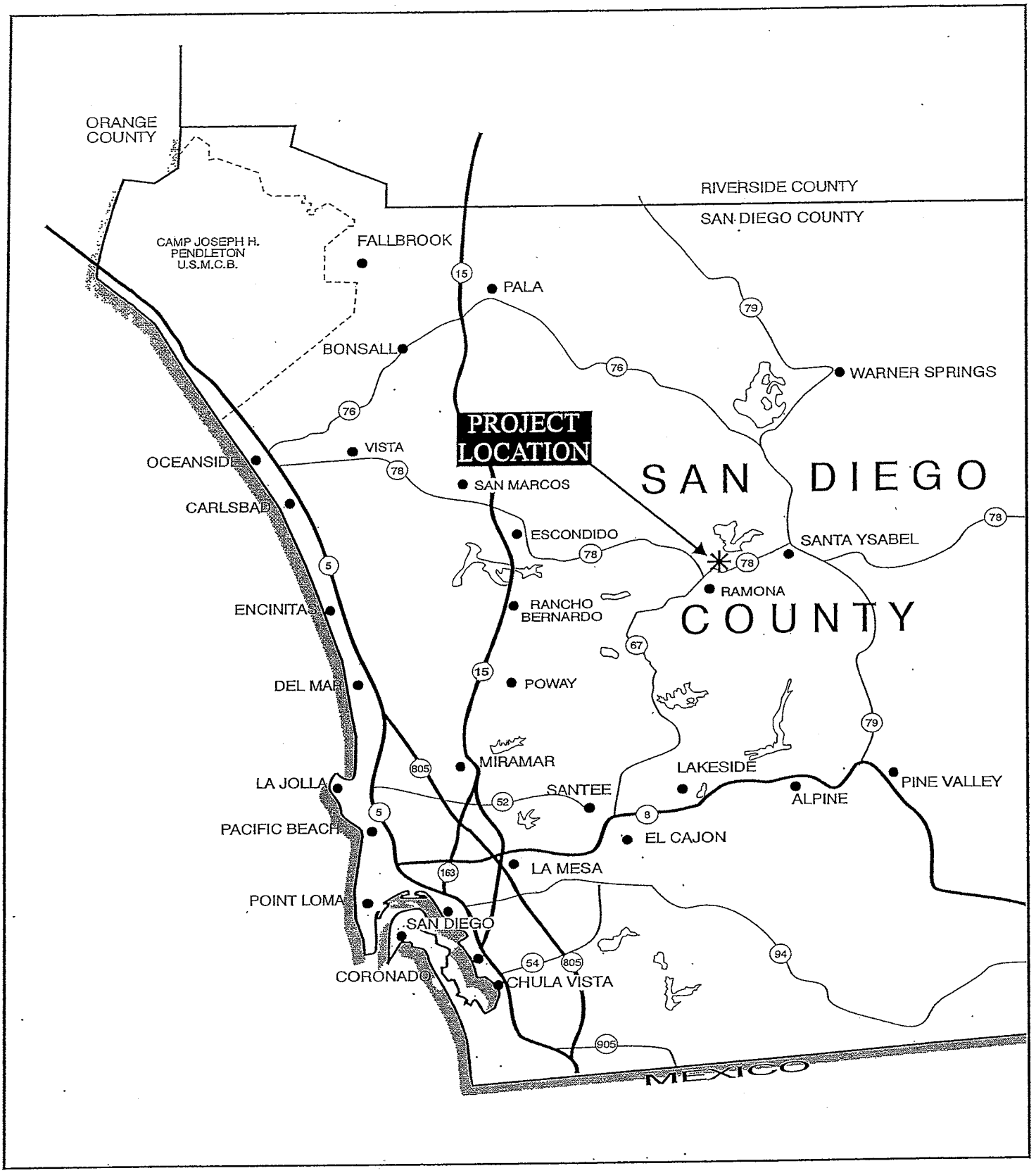
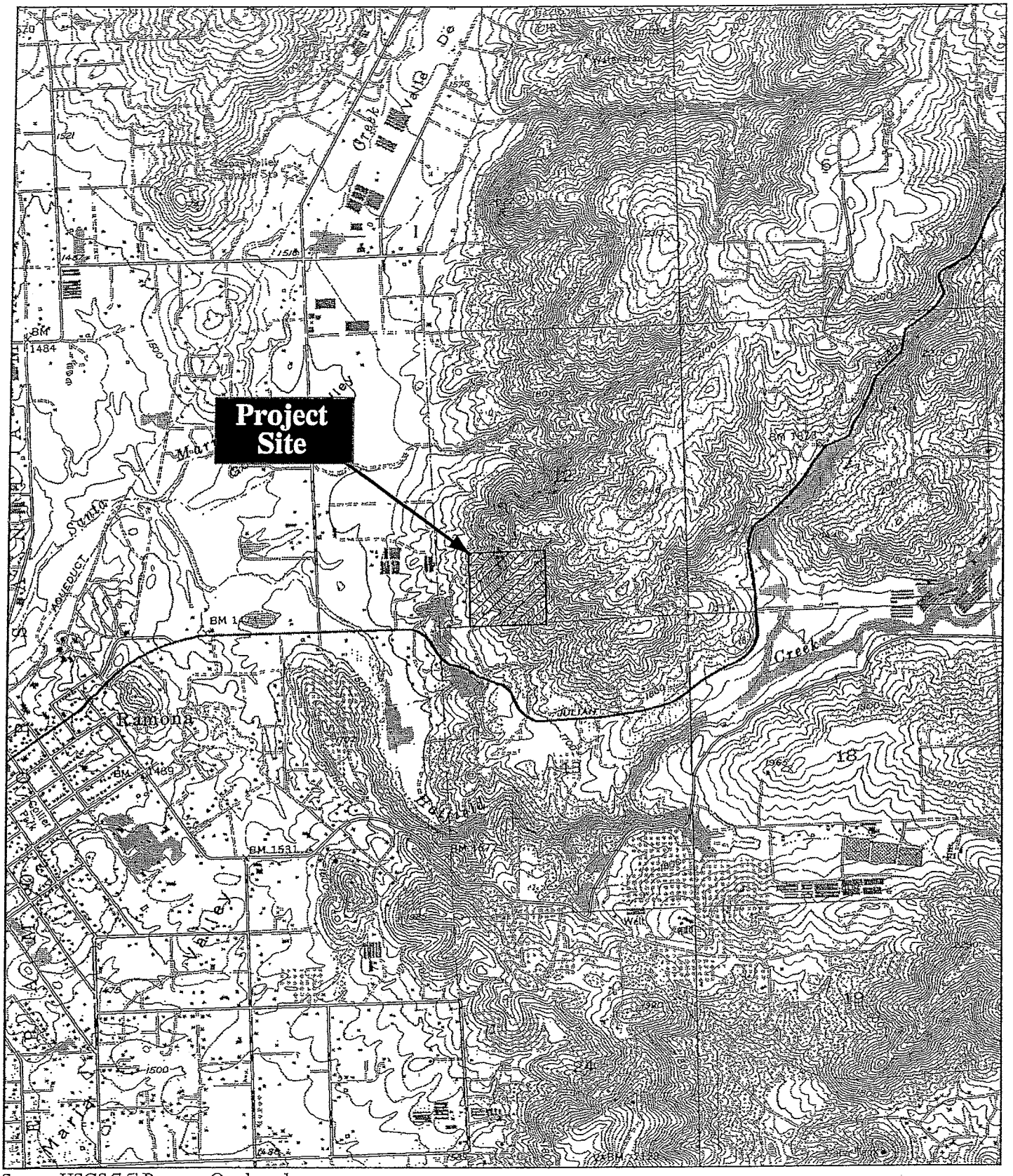


Figure 1
Regional Location Map



Source: USGS 7.5' Ramona Quadrangle

Figure 2
Project Location
Neumann Property

Vegetation Communities

Habitat descriptions are based on the County of San Diego's Biological Mapping Requirements (County 2002) and Terrestrial Vegetation Communities in San Diego County based on Holland's Descriptions (Oberbauer 1996), however, it has been shown that habitats on the project sites in San Diego County are often not pristine and rarely fit into one description. Therefore the best-fit definition based on the County's current descriptions and dominant plant species has been applied. The five habitat types as defined by the County are: mafic southern mixed chaparral, coastal sage-scrub, granitic southern mixed chaparral, and developed habitat. A complete list of plant species observed onsite is included in Appendix A.

Diegan Coastal Sage Scrub-Inland (Habitat Code 32520)

Approximately 15.16 acres of this habitat occurs on a northwestern facing slope within the project site. This area is dominated by typical coastal sage scrub shrub species such as coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), chamise (*Adenostoma fasciculatum*), coast live oak (*Quercus agrifolia*) and white sage (*Salvia apiana*). In addition typical annuals and perennials observed within this habitat include California bee plant (*Scrophularia californica*), virgin's bower (*Clematis* sp.) and caterpillar phacelia (*Phacelia cicutaria* var. *hispida*).

Diegan Coastal Sage Scrub-Inland Disturbed (Habitat Code 32520)

Approximately 3.69 acres of this habitat occurs in two previously graded and brushed areas within the project site. This area is dominated by typical coastal sage scrub shrub species such as coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), chamise (*Adenostoma fasciculatum*), coast live oak (*Quercus agrifolia*) and white sage (*Salvia apiana*). In addition typical annuals and perennials observed within this habitat include California bee plant (*Scrophularia californica*), virgin's bower (*Clematis* sp.) and caterpillar phacelia (*Phacelia cicutaria* var. *hispida*).

Chamise Chaparral (Habitat Code: 37200)

Mature chamise chaparral covers approximately 12.68 acres of the site. It consists of tall-statured stands (between 1.5 and 3 meters) heavily dominated by chamise (*Adenostoma fasciculatum*). Some other species occurring on-site are scrub oak (*Quercus berberidifolia*), Mexican manzanita (*Arctostaphylos pungens*), sugar bush (*Rhus ovata*), California brickellbush (*Brickellia californica*) and chaparral whitethorn (*Ceanothus leucodermis*). Overall, the brush is very dense, but there are some small openings. There is little leaf litter or understory in this habitat except in minor drainages that have gentle slopes.

Eucalyptus Woodland (Habitat Code: 11100)

This habitat on-site is composed of mature eucalyptus trees (*Eucalyptus* sp.) with a disturbed and partly landscaped under story. This habitat occurs along the western portion of the site. Approximately 1.66 acres of this habitat occurs on-site.

Developed (Habitat Code: 12000)

Approximately 6.21 acres of disturbed habitat occurs on-site. This area is associated with dirt access roads, graded parking areas, existing houses, outbuildings and a horse corral.

Quino Checkerspot Survey Methods

Survey methods followed those outlined in the Year 2002 Survey Protocol for the Quino checkerspot butterfly (USFWS 2002). Surveys consisted of transects within the non-excluded survey areas onsite. Approximately 6.5 acres per hour were surveyed. Eight site visits under protocol conditions were conducted to insure adequate coverage of the site during the flight season. Survey conditions are detailed in Table 1. Field notes are attached in Appendix B. Approximately 23 acres of this site were excluded from the survey (Figure 3).

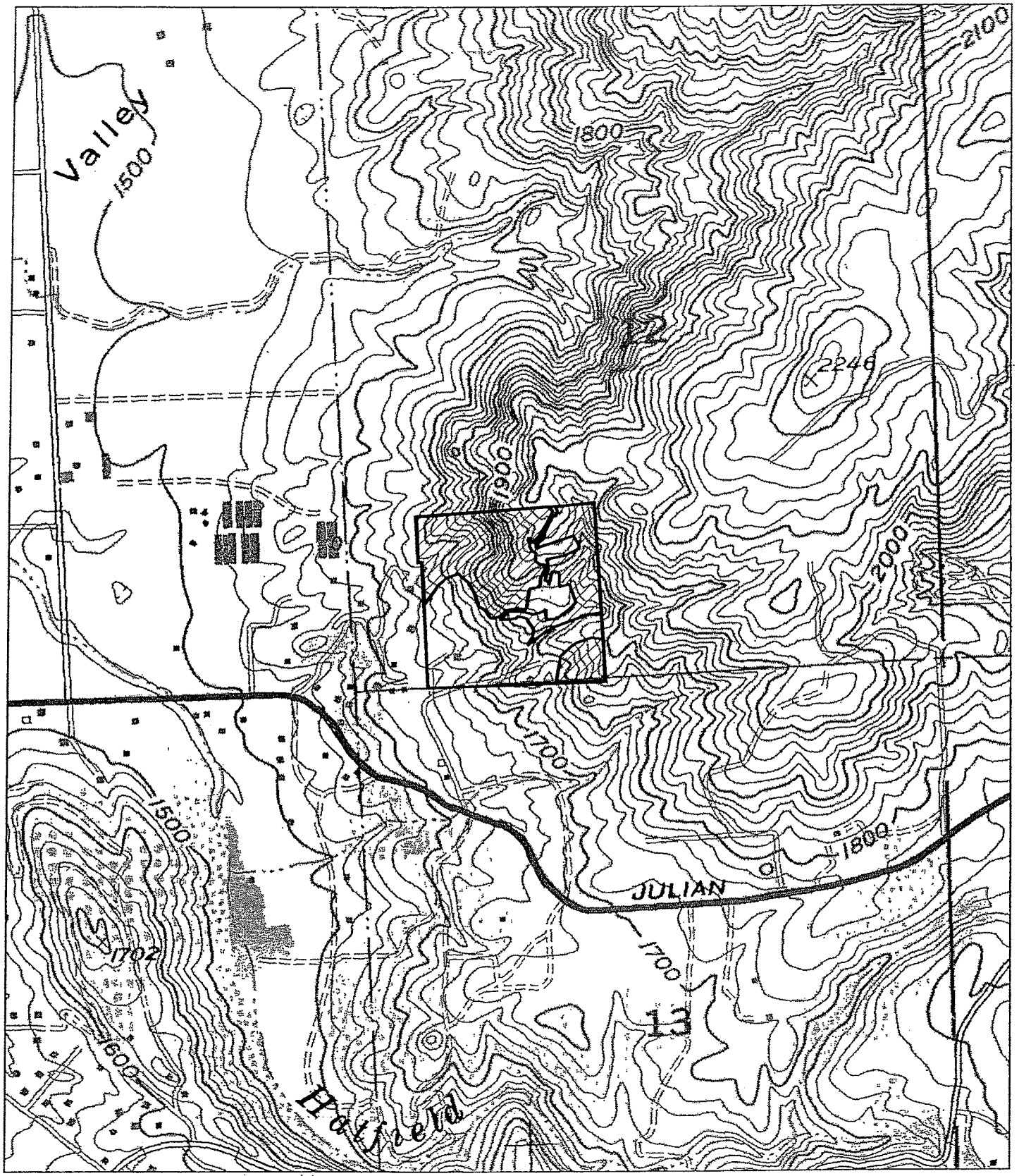
Table 1
Surveys performed on the Neumann Property

Date	Time	Survey	Temperature (°F)	Sky	Wind (mph)	Observers
4/13/06	1500-1645	Focused Quino	86°-84°	Clear	4-8	RC
4/20/06	1300-1445	Focused Quino	74°-72°	Clear	4-6	RC
4/24/06	1140-1305	Focused Quino	65°- 71°	30-50% Cloudy	0-6	RC
4/29/06	1445-1625	Focused Quino	75°- 72°	Clear	4-8	RC
5/4/06	1330-1530	Focused Quino	71°- 70°	Clear	0-3	RC
5/11/06	1300-1435	Focused Quino	82°-79°	Clear	4-7	RC
5/16/06	1350-1520	Focused Quino	81°-78°	Clear	0-6	RC

RC= Robin Church

Host Plants and Nectar Sources

The host plants, dwarf plantain (*Plantago erecta*) and bird's beak (*Cordylanthus rigidus*) were not observed onsite. The secondary host plant purple owl's-clover (*Castelleja exserta*) was also not observed onsite (Figure 3).



Source: USGS 7.5' Ramona Quadrangle

Property Boundary and Quino Checkerspot Butterfly Survey Area

Excluded Areas - 23 acres

Figure 3
Survey Area
Neumann Property

N

Feet

0 500 1,000

Several species of known Quino checkerspot butterfly nectar plants were observed onsite including forget-me-not (*Cryptantha* sp.), black mustard (*Brassica nigra*), monkey flower (*Mimulus aurantiacus*), and California buckwheat (*Eriogonum fasciculatum*).

Butterflies Observed

Quino checkerspot butterfly was not observed onsite. Six butterfly species were observed on the property during the surveys (Table 2).

Table 2
Butterflies Observed During Surveys

Species	1	2	3	4	5	6	7
Behr's metalmark (*Apodemia virgulti*)	1		3	5	1	1	
Cabbage white (*Pieris rapae rapae*)	3	2	3	2	1	1	2
Perplexing hairstreak (*Callophrys dumetorum perplexa*)			2	2	3		
Sara orange-tip (*Anthocheris sara*)			5	7		3	1
Southern Blue (*Glaucopsyche lygdamus*)						4	3
Unidentified blue (Subfamily *Polyommatinae*)	1	1	4	1	1		

Conclusion

The Quino checkerspot butterfly was not observed onsite during the focused surveys. This species has a low potential to occur onsite. The Quino checkerspot butterfly's main host plant dwarf plantain (*Plantago erecta*) was not identified onsite. Also, no secondary host plants were observed onsite. Areas with suitable habitat and host plant were searched repeatedly during the weekly surveys through out the extended flight season.

I certify that the information in this survey report and attached exhibits fully and accurately represents my work.

If you have any questions please do not hesitate to call.

Sincerely,

Robin Church

Robin Church
Permit Number # TE-812206-3

References

County of San Diego. Biological Mapping Requirements, June 2002.

Bowman, U.S. Department of Agriculture. 1973. *Soil Survey. San Diego Area, California.* Soil Conservation Service and Forest Service.

Oberbauer, T. 1996. Terrestrial Vegetation Communities in San Diego County Based on Holland's Descriptions. San Diego Association of Governments, San Diego, CA 6 p.

U.S. Fish and Wildlife Service, 2002. *Year 2002 Survey Protocol: Quino Checkerspot Butterfly (Euphydryas editha quino).* Unpublished manuscript, http://carlsbad.fws.gov/Rules/QuinoDocuments/Quino_htms/quino_flight.htm.

U.S. Fish and Wildlife Service, 2000. *Information on the Quino Checkerspot Butterfly Year 2000 Survey Protocol.* The unpublished manuscript is available from the Carlsbad Field Office, Carlsbad, California.

Appendix A – Plants Observed

APPENDIX A
PLANT SPECIES OBSERVED ON THE NEUMANN PROPERTY

Family Name	Species Name ♦	Common Name	Habitat
AGAVACEAE	*Yucca whipplei*	Our Lord's candle	CSS
ANACARDIACEAE	*Malosma laurina*	Laurel sumac	CSS, DCSS, CC
ANACARDIACEAE	*Rhus ovata*	Sugar bush	CSS, DCSS, CC, EW
ANACARDIACEAE	*Toxicodendron diversilobum*	Poison oak	CC
ASTERACEAE	*Artemisia californica*	California sagebrush	CSS, CC, EW
ASTERACEAE	*Artemisia douglasiana*	Douglas mugwort	DCSS
ASTERACEAE	*Baccharis sarothroides*	Broom baccharis	DCSS
ASTERACEAE	*Brickellia californica*	California brickellbush	CSS, CC
ASTERACEAE	*Centaurea calcitrapa* ♦	Purple star-thistle	CSS, DCSS, CC, EW
ASTERACEAE	*Centaurea melitensis* ♦	Star-thistle	CSS, DCSS, CC, EW
ASTERACEAE	*Chaenactis artemisiaefolia* ♦	White pincusion	CSS
ASTERACEAE	*Chaenactis sp.*	pincushion	CSS
ASTERACEAE	*Conyza canadensis* ♦	Horseweed	DCSS
ASTERACEAE	*Eriophyllum confertiflorum*	Golden yarrow	CSS, CC
ASTERACEAE	*Gnaphalium bicolor*	Bicolor cudweed	CSS, CC
ASTERACEAE	*Gnaphalium californicum*	California everlasting	CSS, DCSS
ASTERACEAE	*Hazardia squarrosus*	Sawtooth goldenbush	CSS, DCSS, CC
ASTERACEAE	*Heterotheca grandiflora*	Telegraph weed	CSS, DCSS, CC
ASTERACEAE	*Stephanomeria sp.*	Wreathplant	CSS, DCSS
ASTERACEAE	*Stephanomeria virigata*	Twiggy wreath plant	CSS, DCSS
BORAGINACEAE	*Cryptantha sp.*	Cryptantha	CSS, DCSS
BRASSICACEAE	*Brassica nigra* ♦	Black mustard	CSS, DCSS, CC, EW
CAPRIFOLIACEAE	*Sambucus caerulea*	Blue elderberry	CSS
CHENOPODIACEAE	*Salsola tragus* ♦	Russian thistle	DCSS, EW
CONVOLVULACEAE	*Cuscuta californica*	Witch's hair	CC
CUCURBITACEAE	*Marah macrocarpus*	Wild cucumber	EW
ERICACEAE	*Xylococcus bicolor*	Mission manzanita	CC
FABACEAE	*Lotus argophyllus*	Silverleaf lotus	CC
FABACEAE	*Lotus scoparius*	Deerweed	CSS, DCSS, CC
FABACEAE	*Lupinus hirsutissimus*	Stinging lupine	CSS, DCSS
FABACEAE	*Quercus agrifolia*	Coast live oak	CSS
FABACEAE	*Quercus berberidifoliai*	Scrub oak	CSS, CC
HYDROPHYLLACEAE	*Eriodictyon crassifolium*	Yerba santa	CSS
HYDROPHYLLACEAE	*Phacelia cicutaria*	Caterpillar phacelia	CSS, CC, EW
LAMIACEAE	*Salvia apiana*	White sage	CSS, CC, EW
LAMIACEAE	*Salvia columbariae*	Chia	CSS, DCSS, CC
MALVACEAE	*Malacothamnus fasciculatus*	Bush mallow	CSS, DCSS
MYRTACEAE	*Eucalyptus globulus* ♦	Tasmanian blue gum	EW
ONAGRACEAE	*Camissonia californica*	Mustard evening primrose	CSS, DCSS
POACEAE	*Avena sp.* ♦	Wild oat	CSS, DCSS
POACEAE	*Bromus rubens* ♦	Foxtail chess	CSS, DCSS
POACEAE	*Lamarckia aurea* ♦	Goldentop	CC

POACEAE	*Melica imperfecta*	Coast range melic	CSS
POACEAE	*Nassella pulchra*	Purple needlegrass	CSS, CC
POACEAE	*Vulpia sp.* ♦	fescue	CSS, DCSS
POLEMONIACEAE	*Navarretia atractyloides*	Skunkweed	CSS, CC
POLYGONACEAE	*Eriogonum fasciculatum*	California buckwheat	CSS, DCSS, CC, EW
POLYPODIACEAE	*Dryopteris arguta*	Coastal wood fern	CSS
RANUNCULACEAE	*Clematis ligusticifolia*	Virgin's bower	CSS
RHAMNACEAE	*Ceanothus leucodermis*	Whitebarked lilac	CSS, CC
RHAMNACEAE	*Rhamnus ilicifolia*	Holly-leaf redberry	CSS
ROSACEAE	*Adenostoma fasciculatum*	Chamise	CC
ROSACEAE	*Heteromeles arbutifolia*	Toyon	CC
ROSACEAE	*Prunus ilicifolia*	Holly-leaf cherry	CC
SCROPHULARIACEAE	*Antirrhinum nuttallianum*	Nuttall's snapdragon	CSS
SCROPHULARIACEAE	*Mimulus sp.*	Monkey flower	CSS
SCROPHULARIACEAE	*Scrophularia californica*	California bee plant	CSS, CC
SOLANACEAE	*Nicotiana glauca* ♦	Tree tobacco	DCSS, EW
SOLANACEAE	*Solanum americanum* ♦	White nightshade	CSS
♦ = Non-native Plant Species			

CSS- Coastal Sage Scrub, DCSS- Disturbed Coastal Sage Scrub, CC- Chamise Chaparral, EW- Eucalyptus Woodland

Appendix B– Field Notes

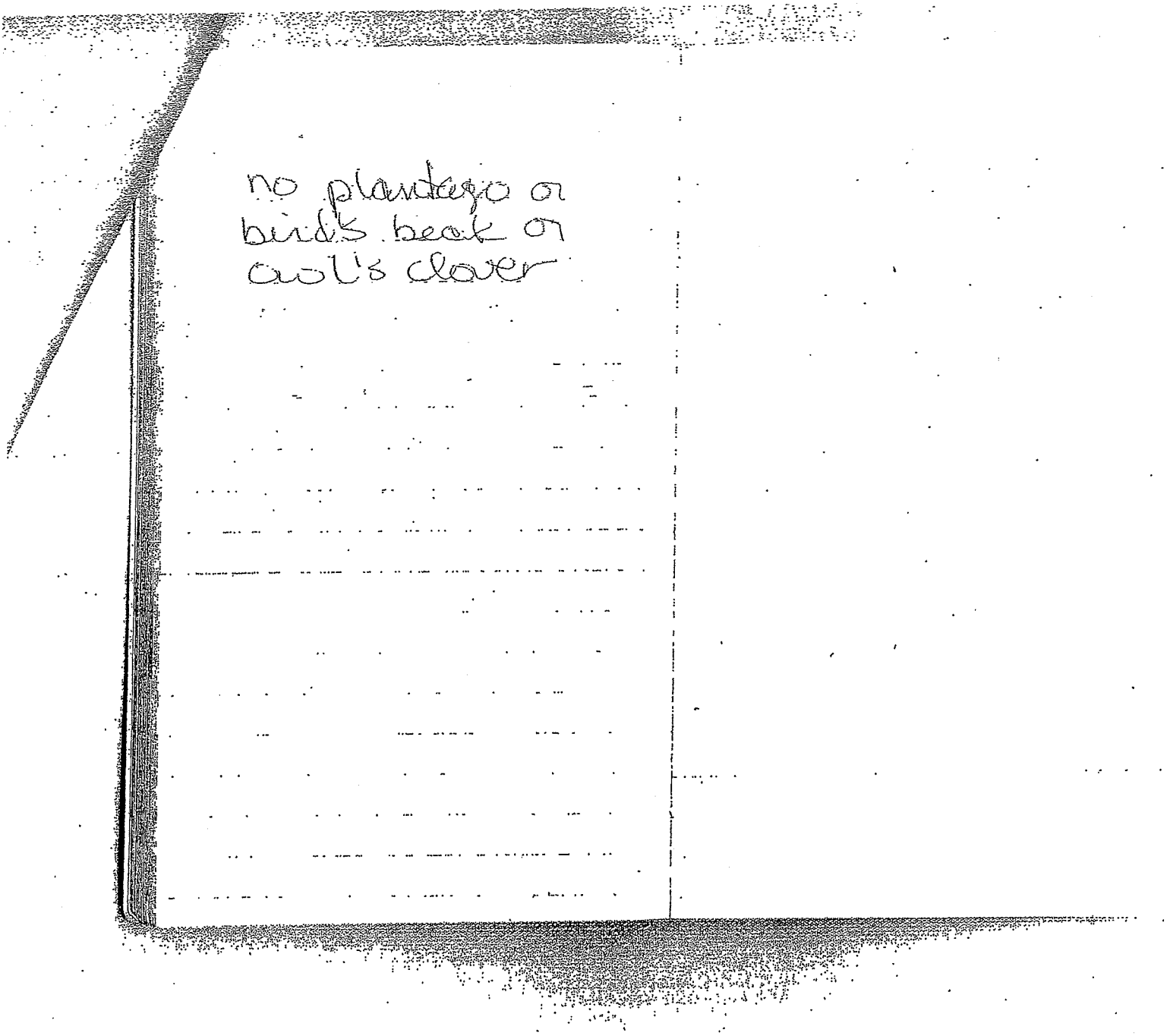
4/13/06 Neumann Quino

3:00 – 4:45
clear clear
4-8 same
86.2 84.2

Cabbage III
Behr's I
unidentified blue I

flies
honey bees

Scrub jay
Ca Quail
Br. Towhee
Raven III
deer tracks


no planters or
birds beak or
owl's clover

4/20/06 Neumann Quino Robin

1:00 – 2:45

4-6 snow

Clear Clear

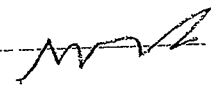
74.3 72.6

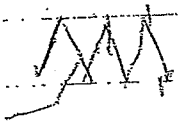
few plants in bloom, few butterflies or other insects

Cabbage 11

unidentified blue 1

no plantage or birds back





4/24/06 Neumann Quino Robin C

30-50% cloud cover same
0-6 same
65-71.9
1140-105

unid bluee ||||
Skras ~~||||~~
Behr's |||
cabbage white|||

bushtits ||
Domo |
Scrubjay ||
tv (oH) |
west. whip |
Ruto ~~||||~~
Lego ||
flys many
West. tanager |
CATO |||
Deer tracks
grasshopper
Red-tail Hawk |
Thrasher |
Lazuli ?
Bewicks Wren |

Deer weed
mustard
gnaphalium
few buckwheat
golden yarrow
Chia
popcorn flower (2 types)
~~pepper~~
Camisonia
Keckiella (has 4 parted pods)
monkey flower
Ceanothus +
bush mallow
Bee Plant
Eriophyta
Parry's phacelia
tree tobacco

4/29/06 Neumann Quinn

2:45 — 4:25

clear 11

4-6 4-8

75.4 72.0

Cabbage 11

Hairstreak 11

Behr's IIII

Sara's HH 11

Unidentified blue 1

Neumann 5/4/06 Quino end 95%

Clear skies overhead - opening in Cloud Cover

0-3 0-3

1:30 330

71.2 70.3

Thrasher 1

Cato II

grasshoppers

Raven II

Turkey Vulture (OH) III

honeybees many

Scrub jay II

Red-tail (OH)

flies > many

solitary bees

Ruto II

millipede II

CA Quail 1

honeybees many

deer tracks II

hairstreak II

Behr's 1

unid'd blue 1

Cabbage 1

In bloom:

Mustard

buckwheat

yarrow

gnaphalium

lotus

popcorn flower

Chia

Cammissonia

blue dicks

cat phacelia

fany's phacelia

monkey flower

Jimson weed

Yellow Pincushion

Stinging Lupine

larkspur

Ceanothus

5/11/2006 Neumann Quino

1:00 to 2:35

Clear Clear

4-7 Same

82 79

Cabbage I

Sara's III

Behr's I

hairstreak III

southern blue IIII

herbs/annuals starting to dry up

5/16/06 Neumann Quino

1:50 - 3:20

81 78

0-6 same

Clear same

Cabbage 11

Sara's 1

Southern

Blue 111

APPENDIX H

CALIFORNIA NATURAL DIVERSITY DATABASE

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: WHDAB@dfg.ca.gov

For Office Use Only
Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work *mm/dd/yyyy:* 04/24/2006

Reset | Send Form

California Native Species Field Survey Form

Scientific Name: *Cnemidophorus tigris multiscutatus*

Common Name: Coastal Western Whiptail

Species Found? ☑ Yes ☐ No _____ If not, why?

Total No. Individuals 1 Subsequent Visit? ☐ yes ☑ no
Is this an existing NDDB occurrence? _____ ☑ no ☐ unk.
Yes, Occ. #

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Robin Church
Address: 4215 Spring Street, Suite 321,
La Mesa, CA 91941
E-mail Address: robin@rcbio.com
Phone: (619) 463-1072

Plant Information

Phenology: _____ % vegetative _____ % flowering _____ % fruiting

Animal Information

1 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location Description ***(please attach map AND/OR fill out your choice of coordinates, below)***

County: San Diego Landowner / Mgr.: Private
Quad Name: Ramona Elevation: 1680 feet
T 13S R 1E Sec 12 , ____ ¼ of ____ ¼, Meridian: H☐ M☐ S☐ Source of Coordinates (GPS, topo. map & type): _____
T____ R ___ Sec ____ , ____ ¼ of ____ ¼, Meridian: H☐ M☐ S☐ GPS Make & Model _____
Datum: NAD27☐ NAD83☑ WGS84☐ Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10☐ UTM Zone 11☑ *OR* Geographic (Latitude & Longitude) ☐
Coordinates: Easting/Longitude _____ Northing/Latitude _____

Habitat Description *(plant communities, dominants, associates, substrates/soils, aspects/slope):*

Habitat dominated by coastal sage scrub. The species was observed on a dirt road within coastal sage scrub.

Other rare taxa seen at THIS site on THIS date:

Site Information Overall site quality: ☐ Excellent ☐ Good ☑ Fair ☐ Poor

Current / surrounding land use: Rural Residential

Visible disturbances:

Threats:

Comments:

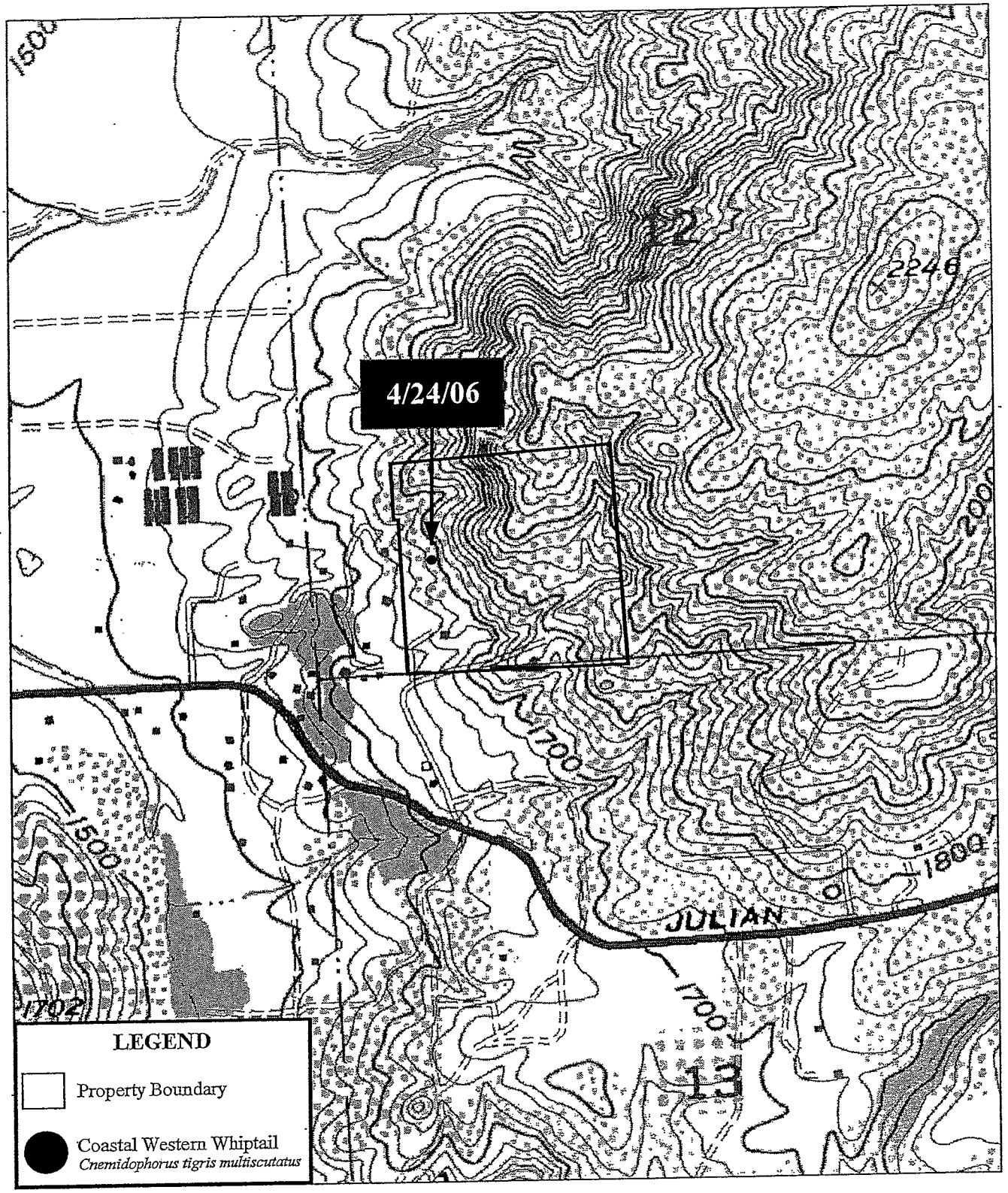
Determination: *(check one or more, and fill in blanks)*

- ☐ Keyed (cite reference): _____
- ☐ Compared with specimen housed at: _____
- ☑ Compared with photo / drawing in: Listing Petition
- ☐ By another person (name): _____
- ☐ Other: _____

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	☐	☐	☐
Habitat	☐	☐	☐
Diagnostic feature	☐	☐	☐

May we obtain duplicates at our expense? ☐ yes ☐ no



Source: USGS 7.5' Ramona Quadrangle

CNDDB
Neumann Property
APN 280-130-03

N

Feet

0 500 1,000

APPENDIX I

LETTER REGARDING LEACH FIELDS

VINJE & MIDDLETON ENGINEERING, INC.

2450 Auto Park Way
Escondido, California 92029-1229

Phone (760) 743-1214
Fax (760) 739-0343

Job 04-435-S

October 31, 2007

ERB Engineering, Inc.
Attn: Mr. Don Ayles
12320 Stowe Rd., Suite E
Poway, CA 92064

REVIEW OF LOCATIONS OF PROPOSED SEPTIC SYSTEM FOR PARCEL 4 OF PARCEL MAP FOR PROPERTY KNOWN AS THE NEUMANN RANCH AT 18489 RAMONA VIEW DRIVE, RAMONA, CALIFORNIA

This letter has been prepared at your request and in response to comments from your recent batching meeting with F&G, F&W DPLU.

On October 30, 2007 I visited the subject site, proposed parcel 4 and the leach field for same/ I found the site total devoid of vegetation from the recent fire. This condition reveled that in fact we did choose the only area on the lot that met county health department requirements. ie: 1. distance from flow lines. 2. Slope is less than 25% and with sufficient soil depth. Most areas of this parcel are extremely rocky and steep. It should also be noted that the system will use the existing graded fire road for access to the leach field.

If you have any additional questions please contact me at your convenience.

VINJE & MIDDLETON ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER RALPH MALCOLM VINJE No. 863 Exp. 12-31-07 GEOTECHNICAL STATE OF CALIFORNIA

Ralph M. Vinje
GE #863

RMV:njd

FILE COPY

04-25